Rialto Pacific Electric Trail Project

Initial Study / Proposed Mitigated Negative Declaration

Appendices

Prepared for:

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Appendix A

Water Quality Recommendation

MEMORANDUM

To: City of Rialto

From: Vincent Hellens, Alta Planning + Design

Date: October 22, 2024

Re: Pacific Electric Inland Empire Trail Cactus Ave to Pepper Ave – Water Quality Recommendation

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Abbreviations and Acronyms

Throughout the content of this memo and for the project duration, there are several acronyms and abbreviations that are used. They are as follows:

BMPs	Best Management Practices
City	City of Rialto
County	San Bernardino County
DCV	Design Capture Volume
FOS	Factor of Safety
SF	Square feet
LID	Low Impact Development
MS4	Municipal Separate Storm Sewer System
NPDES	National Pollutant Discharge Elimination System
SB TGD WQMP	San Bernardino Technical Guidance Document for Water Quality Management Plans
TMDL	Total Maximum Daily Load
USDA	United States Department of Agriculture
WQMP	Water Quality Management Plan

Introduction and Project Goals

This project proposes 1.7 miles of shared use path along an existing railroad corridor between N. Iris Avenue and W. 1st Street from Cactus Avenue to Pepper Avenue in the City of Rialto, San Bernardino County, CA. The site will generate approximately 105,320 sf of new impervious within the upper Santa Ana River Watershed. This memo presents the stormwater management regulation requirements and recommends how stormwater can be controlled for this project.

Regulatory Requirements

NPDES MS4 Permit:

The City of Rialto is listed as co-permittee of the California Regional Water Quality Control Board Santa Ana Region Order No. R8-2010-0036 NPDES No. CAS618036, as described in the *NPDES Permit and Waste Discharge*

Requirements for the San Bernardino County Flood Control District, The County of San Bernardino, and the Incorporated Cities of San Bernardino County Within the Santa Ana Region Area-Wide Urban Storm Water Runoff Management Program (2010). The City's discharges are thus subject to the waste discharge requirements set forth in this NPDES Order.

Per the NPDES Order, A Water Quality Management Plan is required for priority projects defined in Section XI.D.4.a-i (pg. 78), which includes any new public project development that creates 10,000 sf or more of impervious surface (XI.D.4.b, pg. 79), thus is required for this project. The combination of site design/LID BMP's (where feasible), source control, and/or treatment control BMP's, including regional treatment systems, in project-specific WQMPs shall address all identified pollutants and hydrologic conditions of concerns (pg. 79). The WQMP shall include control measures for any listed pollutant to an impaired waterbody on the 303(d) list such that the discharge shall not cause or contribute to an exceedance of receiving water quality objectives (pg. 80). The project is located within the Santa Ana River watershed draining to Reach 3 and 4, which are listed in Table 3 of the NPDES Order as water bodies on the 303(d) having metal and pathogen pollutants.

The NPDES Order does allow flexibility for waivers of credit systems in certain situations.

- If a preferred BMP is not technically feasible, or if the costs of BMP's greatly outweigh the pollution control benefit, then the permittee may grant a waiver of the BMPs, provided that a feasibility analysis is completed (pg. 89). Since this project site has ample open area within the available railroad right-of-way, there is not likely to be a feasibility concern to warrant a waiver.

- The permittee may establish a water quality credit system for alternatives to LID and hydromodification requirements in the following project types that may be applicable: brownfield redevelopment, regional treatment systems with a capacity to treat flow from all upstream developments, offsite mitigation within the same watershed, and in-fill projects (pg. 89). The water quality credit system should not result in a net impact on water quality. However, there is not sufficient constraints on the existing site to necessitate an off-site credit system that the City may have established.

<u>San Bernardino Technical Guidance Document for Water Quality Management Plans (SB TGD WQMP)</u>
The San Bernardino TGD WQMP published in 2013 provides the technical guidance for meeting the WQMP requirements from the MS4 Permit NPDES No. CAS 618036 Order No. R8-2010-0036, which requires all new development and significant redevelopment projects covered by the order to incorporate LID BMPs to the maximum extent practicable.

This project fits the classification of a "Priority Project" per Section 1.5.1 Table 1-1 #2, which includes new development projects that creates 10,000 sf or more of impervious surface, and includes public projects such as this trail. It is expected that this project does not fit the "Transportation Projects" classification of Section 1.5.2 and the separate Appendix A: Transportation Project BMP Guidance. The Appendix A Section 2 includes four categories of transportation projects which all describe street/road projects, which is not applicable to this project's bicycle/pedestrian only shared use path that is not part of a road right-of-way.

As a "Priority Project," the project shall generally incorporate infiltration LID BMP to the MEP, and use biotreatment, harvest, and BMP for the remainder of the DCV (pg. 6). The design capture volume (DCV) of LID is established as the

volume of annual runoff produced from a 24-yr, 85th percentile storm event (pg. 28), which is calculated from the 2-year, 1-hr rainfall depth from the NOAA Atlas 14 isohyet (pg. 29). Section 5 of the SB TGS WQMP provides the LID evaluation and selection criteria used to determine and size the most suitable water quality treatment methods recommended for this project.

For Hydrologic Conditions of Concern, the SB TGS WQMP exempts this project from the need for hydromodification since all downstream conveyance channels drain to an adequate sump, which in this project's case is to the Santa Ana River (pg. 23). Studies and/or modification of the pre/post development hydrology for Hydrologic Conditions of Concern are therefore not performed for this project.

Site Information

Existing Drainage Patterns

The site, an existing railroad corridor, collects some offsite drainage from the block of predominantly residential development on the north side. Each railroad corridor block then drains the runoff eastward until each block meets a north-south roadway. Stormwater either traps at a low point just west of the intersecting roadways, or surface drains to the roadway, where it then flows south along the street curb and gutter system until collecting into street catch basins. Most of the cross-streets have catch basins and underground pipe in immediate vicinity to the intersecting railroad corridor, including Cactus Avenue, Lilac Avenue, Palm Avenue, Olive Avenue, Sycamore Avenue, Acacia Avenue, Eucalyptus Avenue, and Pepper Avenue. The other cross-streets do not appear to have catch basins within immediate range, including Willow Avenue, Orange Avenue, Riverside Avenue, and Date Avenue.

Per the attached City of Rialto Storm Drain Network Map, the existing storm drain system directs drainage to two (2) separate primary outfalls:

- **Outlet 1:** The western area of the site (between Cactus Avenue and N. Willow Avenue) drains through the existing storm drain system into a man-made channel starting at the W. Rialto Avenue / S. Cactus Avenue intersection and ultimately outfalling at "Outlet 1" into the Santa Ana River (17,00 ft north of W. Hopkins Road).
- **Outlet 2:** The eastern area of the site (between N. Willow Avenue and N. Pepper Avenue) drains through the existing storm drain system into a man-made channel starting south of the N. Sycamore Avenue / S. Allen Street intersection and ultimately outfalling at "Outlet 2" into the Mill and Randal detention basins (at the S. Pepper Ave / Poplar Street intersection).

Both outlets drain to the upper Santa Ana River watershed, and are tributary to the Santa Ana Reach 3 and 4, which are listed in the SB TGD WQMP Table 3-4 as impaired for metals and pathogens.

Existing Soils

The USDA web soil survey identifies TvC, TuB, and HaC soils on the site, which are all hydrologic soil group "A." Percolation testing was performed at fourteen (14) sample points on the site per the Geotechnical Investigation Report prepared by Converse Consultants on August 14, 2024 (Converse Project NO. 23-81-342-01). Soil infiltration

testing reported design percolation rates between 0.30 to 6.00 in/hr (with a FOS 3). All tested locations are at or above the SB TGD WQMP Section 5.3.2.1 infiltration feasibility criteria minimum infiltration rate of 0.3 in/hr.

The water table was not encountered or measured. However, the Geotechnical Investigation Report's research of regional historic groundwater data found that no well within one mile of the site has reported groundwater less than 210 feet below ground surface. Groundwater is thus expected to be far below the existing surface throughout the site.

Railroad corridors pose elevated risk of contaminated soils. A Limited Phase II Environmental Site Assessment Report was prepared by Converse Consultants on August 8, 2024 (Project No. 20-16-100-02). The report found evidence of arsenic contamination in excess of Southern California background level on the site between N. Lilac Avenue and N. Pepper Avenue, which constitutes a majority of the site. Arsenic was found within 5 feet below ground surface in this site area. Arsenic was detected to be below the screening level in a single block of the site between N. Cactus Avenue and N. Lilac Avenue.

Site Required Design Capture Volume

As outlined in the **Regulatory Requirements** section, this "Priority Project" shall use LID BMPs to the MEP sized for a design capture volume (DCV) from a 24-yr, 85th percentile storm event of a 2-year, 1-hr rainfall depth. Per the NOAA Atlas 14 isohyet map of the nearest Station ID 04-5212, the P2yr, 1hr equates to 0.56 inches to be used for DCV calculations. Since this site drains to two separate existing storm drain and man-made channel systems with distinct outfall points described in the **Existing Drainage Pattern** section, a site required design capture volume (DCV_{REQ}) has been calculated for each area of the site draining to **Outlet 1** (between Cactus Avenue and N. Willow Avenue) and **Outlet 2** (between N. Willow Avenue and N. Pepper Avenue). The DCV_{REQ} is computed from all impervious surface proposed by this project, and does not include existing offsite impervious.

TABLE 1: SITE REQUIRED DESIGN CAPTURE VOLUME

OULET ID	PROPOSED IMPERVIOUS AREA	DCV_{REQ} (cf)
TO OUTLET 1	39,880 SF	4,820
TO OUTLET 2	65,440 SF	7,910
TOTAL	**105,320 SF**	**12,730**

LID Treatment Provision

LID BMP Selection Criteria

The SB TGD WQMP Section 5 lists LID BMP evaluation and selection criteria. The following LID BMP were evaluated for applicability, feasibility, and preference with this project:

TABLE 2: LID BMP EVALUATION AND SELECTION CRITERIA						
	Feasible			Not Feasible	Not Applicable	Notes
	Preferred	Limited	Not Preferred			
5.4.1 Hydrologic Source Control						
Impervious Area Dispersion	X	X				Limited to where trail sheet flows over qualifying 2% max. pervious areas, practical only on a small portion of the site
Localized On Lot Infiltration				X		Infeasible due to contaminated soil
Green/Brown/ Blue Roof					X	No rooftops on site
Street Trees		X	X			Limited to treating dHSC = 0.05”
Residential Rain barrels/cisterns					X	No rooftop drainage to collect, irrigation not likely to be used
5.4.2 Infiltration BMPs						
Infiltration Basin				X		Infeasible due to contaminated soil
Infiltration Trench				X		
Bioretention with no Underdrain	X					Preferred for medium pathogen, high metal treatment performance
Drywell				X		Infeasible due to contaminated soil
Permeable Pavement				X		
5.4.3 Harvest and Use BMP’s						
Cisterns					X	No rooftop drainage to collect, irrigation not likely to be used
Underground Detention					X	

	Feasible			Not Feasible	Not Applicable	Notes
	Preferred	Limited	Not Preferred			
5.4.4 Bioretention BMP's						
Bioretention with underdrain				X		Adjacent existing storm drain systems generally too shallow to underdrain from bioretention
Constructed Wetland					X	Not applicable for drainage areas < 10 ac, site drainage areas are less than 3 acres
Wet Detention Basin					X	
Dry Extended Detention					X	Not applicable to smaller drainage areas
Bioswale / Vegetated Swale				X		Not feasible, provides low pathogen treatment performance
Vegetated Filter Strip				X		Not feasible, provides low pathogen treatment performance
Proprietary Biotreatment					X	Not necessary due to sufficient space on-site

Water Retained On-Site

LID BMP's that retain water on-site (hydrologic source control, infiltration BMPs, and Harvest and Use BMPs) were evaluated first as the priority controls:

Impervious area dispersion can be a useful non-structural method to control runoff on this site where flat areas up to 2% max are present. The existing steep railroad bank and channelized topography, however, limit the areas this can be applied to less than 5% of the proposed impervious.

Street trees are feasible to provide canopy shade over the proposed trail, however the maximum treatment credit allowed is 0.05" over the impervious area covered. This would provide a negligible treatment credit even if the full trail surface were to be provided with tree shade, therefore is not a practical/economical solution. Some tree planting may be applied as treatment credit where landscape amenity areas are already planned for the project, but they will not be a prime treatment strategy for the site.

Rooftop treatment options (green/brown/blue roof) are not applicable as there are no proposed buildings with this project.

Storage for irrigation (rain barrels, cisterns, underground detention) are not practical for any above ground storage since there is no rooftop drainage on site. There is also not a practical use of irrigation, nor persons to operate the irrigation, that would likely lead to its regular use on this site.

Infiltration practices (localized on lot infiltration, infiltration basin, infiltration trench, drywell, permeable pavement) all do not meet infiltration feasibility criteria due to brownfield soil contamination of arsenic from the previous railroad use. Infiltrating runoff over and through contaminated soil directly into the ground may pose risk to underground water. While it may be possible to study mitigation measures and the potential cleaning effects of the sub soil layer, it is advised to avoid this risk by pursuing other LID options that provide treatment prior to infiltrating into the soil such as a bioretention without underdrain:

> **Bioretention without underdrain** is a more advisable infiltration practice, as it provides slower filtering and more in-soil pollutant treatment within the BMP before the contaminants would infiltrate into the natural soil. Bioretentions provide a medium to high effective treatment performance of pathogens and metals (pollutants of concern in the Santa Ana River Reach 3 and 4) per Table 5-5 of the SB TGD WQMP. The greater than 200 ft depth to the water table would also provide substantial soil filtering of any remaining contaminant before reaching the water table. Infiltration testing showed that the percolation rates will be sufficient throughout the site for draining bioretentions without an underdrain within 48 hrs.

<u>Bioretention BMPs</u>

Bioretention options that realease stormwater offsite should be used as a last resort only for DCV_{REQ} that cannot be feasibly treated by LID that retains water on-site. Bioretention options should provide at least a medium to high effective treatment performance of pathogens and metals (pollutants of concern in the Santa Ana River Reach 3 and 4) per Table 5-5 of the SB TGD WQMP.

Large facility BMPs (wetland, wet detention basin, dry extended detention) are all intended to have a large footprint and larger drainage areas. Since the site is divided into blocks by intersecting streets, the drainage areas would all be less than 3 acres, which are better suited for smaller scale LID BMPs. Smaller scale BMPs are generally considered to be better practice for stormwater management when feasible.

Bioswale / Vegetated Swale and **Vegetated Filter Strip** would provide a medium treatment of metals, but only a low treatment of pathogens, which does not meet the requirements of the SB TGD WQMP (pg. 23).

Bioretention with Underdrain provides sufficient medium treatment of pathogens, and high treatment of metals. The main limitation of using a bioretention with an underdrain is needing a suitable outfall with sufficient elevation drop. The site is constrained by private development and roadways on each side, therefore would need to outfall the underdrain into a storm drain system. The intersecting streets have existing storm drain inlets/pipes within the near vicinity, however, the invert elevations are too high to feasibly connect adjacent bioretention underdrains for nearly all locations. The only location with enough drop to feasibly underdrain a bioretention is west of Pepper Avenue but would require adding approximately 280 lf of costly pipe connection.

LID BMP Recommendation

Based on the above evaluation, it is recommended to utilize as much **impervious area dispersion** as possible (estimated to meet the DCV_{REQ} for <5% of the proposed impervious). The remaining DCV_{REQ} should be captured and treated in **bioretentions without underdrain.** The bioretentions should be located on the low eastern ends of street blocks where they maximize the collection of trail and offsite impervious drainage. Since offsite drainage to these bioretention locations can provide compensatory treatment credit, a bioretention will not be needed on every trail block to meet the full DCV_{REQ} of the Outlet 1 and Outlet 2 site areas. It is recommended to provide bioretentions without underdrain just west of Lilac avenue, Palm Avenue, Olive Avenue, Sycamore Avenue, Acacia Avenue, Eucalyptus Avenue, and Pepper Avenue. These are preferred bioretention locations due to their available clear space, and their proximity to existing street storm drain systems that can be collect larger storm events that overflow from the surface of the bioretention facilities.

The recommended LID BMPs are anticipated to meet the DCV_{REQ} as follows:

SITE OUTLET ID	**TO OUTLET 1**	**TO OUTLET 2**
SITE REQUIRED DESIGN CAPTURE VOLUME (DCV_{REQ}) (CF)	**4820**	**7910**
PROVIDED TREATEMENT VOLUME		
IMPERVIOUS AREA DISPERSION (CF)	38	38
BIORETENTION WITHOUT UNDERDRAIN (CF)	4944	8209
TOTAL PROVIDED TREATMENT (CF)	**4982**	**8247**
Required Treatment Met?	YES	YES

Appendix B

Air Quality and Greenhouse Gas Emissions Technical Study

December 20, 2024

Ms. Laura Razo
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Cc: Rory Baker, Sapphos Environmental, Inc.
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Subject: CalEEMod Air Quality and Greenhouse Gas Study for a 1.75 Mile Extension of Pacific Electric Trail in Rialto, CA

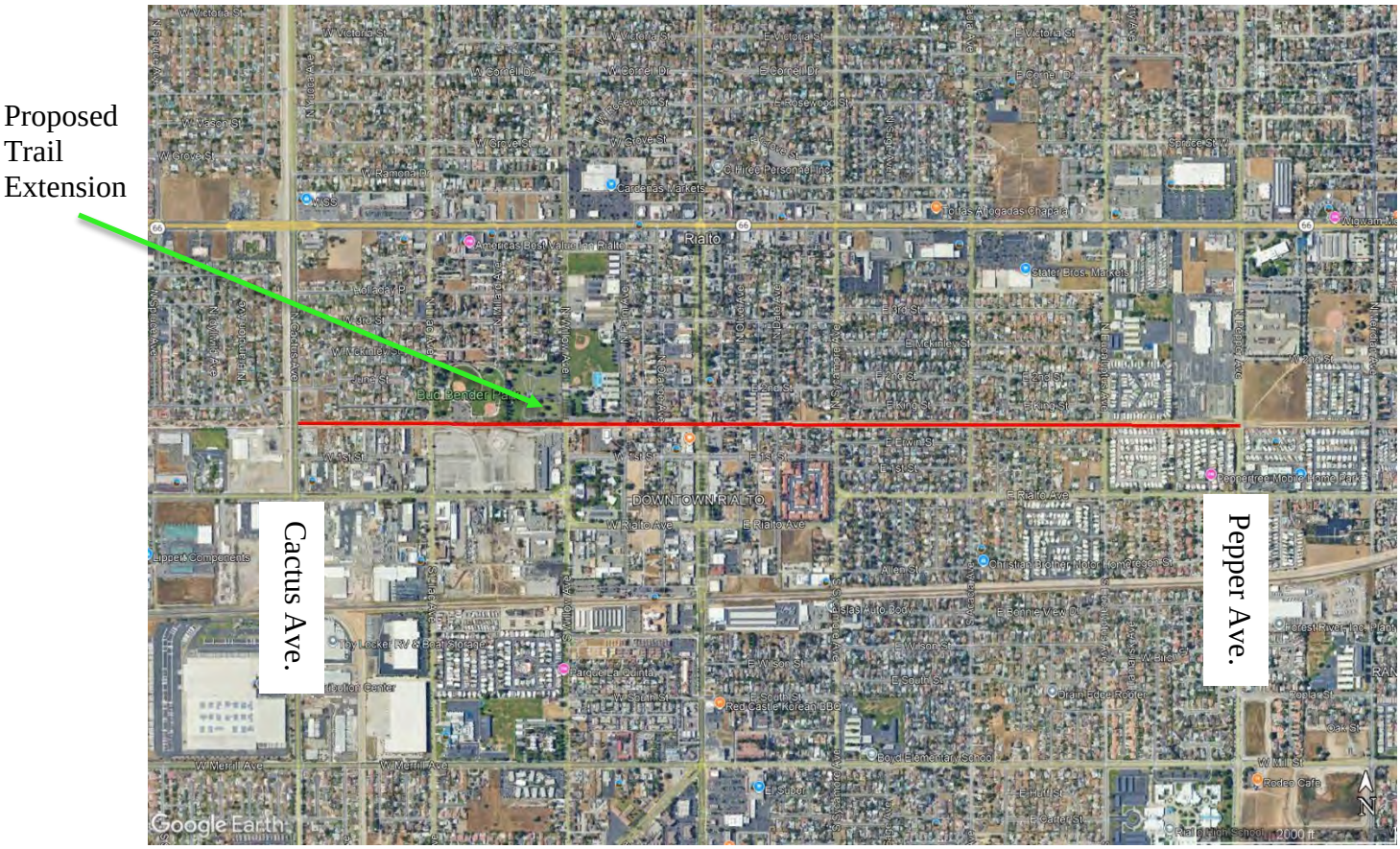
Dear Ms. Razo:

Yorke Engineering, LLC (Yorke) is pleased to provide this Air Quality (AQ) and Greenhouse Gas (GHG) Letter Report. This report includes the criteria pollutant and GHG emission estimates for the development of 1.75 mile extension of a trail at previous Pacific Electric Train (PET) location.

PROJECT DESCRIPTION

The Rialto PET project (Project) is a multi-use trail project in the City of Rialto, CA (City), which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Pacific Electric Trail as it currently exists is an 18-mile long multi-use pedestrian and bicycle path that follows the old Pacific Electric Railway "Red Car" corridor from Claremont to Rialto. The trail has transformed *active* transportation opportunities for the region, enhancing old railways into new trails for communities. The Southern California Association of Governments (SCAG) defined "*active*" as human powered transportation and low speed electronic assist devices. Examples include but are not limited to bicycles, e-bicycles, tricycles, wheelchairs, electric wheelchairs, scooters, e-scooters, skates and skateboards (SCAG 2024). In 2022, the City conducted a feasibility study for extending the trail from where it now ends at Cactus Avenue, 1.75 miles further east to Pepper Avenue. The Project will run parallel with Rialto Avenue and Foothill Boulevard (Historic Route 66) as shown in Figure 1. The Project includes trail amenities and parking for 42 vehicles. Construction is expected to take place from September 2025 through April 2026. Operational emissions would be minimal for this project.

Figure 1: Project Location



ASSUMPTIONS

The following lists sources of information used in developing the emission estimates for the proposed Project using the California Emissions Estimator Model® (CalEEMod). Not all CalEEMod defaults are listed, but some defaults which have a particularly important impact on the Project are listed.

- The Applicant defined:
  - Basic Project design features including trail and amenity dimensions, total Project area, and construction phase durations;
  - Material import and export volumes for groundcover and excavation;
  - During construction and demolition, any exposed soil and unpaved access roads will be watered as required by the SCAQMD; and
  - Paved roads outside access points to the parcel will be swept daily during the demolition, site preparation, and grading phases.
- CalEEMod defaults were used for:
  - Construction equipment count, horsepower, load factor, and fleet average age; and
  - Architectural coating areas.

LIST OF FIGURES

The Project location and vicinity are shown in the following figures:

- Figure 1: Project Location

LIST OF TABLES

The Project analyses and results are summarized in the following tables:

- Table 1: SCAQMD CEQA Thresholds of Significance
- Table 2: Construction Emissions Summary and Significance Evaluation
- Table 3: Construction Localized Significance Threshold Evaluation
- Table 4: Greenhouse Gas Emissions Summary and Significance Evaluation

AIR QUALITY IMPACTS ANALYSES

In order to evaluate the potential for Air Quality impacts of a proposed project, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants as presented in this report. As shown below, approval of the proposed Project would not result in any significant effects relating to air quality.

Air Quality Regulatory Setting

The SCAQMD quantitative significance thresholds shown in Table 1 were used to evaluate Project emissions impacts (SCAQMD 2023).

The City of Rialto General Plan Chapter 2 includes local air quality goals. The goals which apply to the Project are listed below:

Air Quality and Climate

- Goal 2-35: Reduce air pollution emissions from both mobile and stationary sources in the City.
  - Policy 2-35.2: Require that new development projects incorporate design features that encourage ridesharing, transit use, park and ride facilities, and bicycle and pedestrian circulation.
  - Policy 2-35.3: Establish a balanced land use pattern and facilitate developments that provide jobs for City residents in order to reduce vehicle trips citywide.
  - Policy 2-35.4: Require new development and significant redevelopment proposals to incorporate sufficient design and operational controls to prevent release of noxious odors beyond the limits of the development site.
- Goal 2-36: Reduce the amount of fugitive dust released into the atmosphere.
  - Policy 2-36.1: Put conditions on discretionary permits to require fugitive dust controls.
  - Policy 2-36.2: Support programs and policies of the South Coast Air Quality Management District regarding restrictions on grading operations at construction projects.

Table 1: SCAQMD CEQA Thresholds of Significance		
Pollutant	**Project Construction (lbs/day)**	**Project Operation (lbs/day)**
ROG (VOC)	75	55
NO_X	100	55
CO	550	550
SO_X	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
24-hour $PM_{2.5}$ Increment	10.4 µg/m^3	2.5 µg/m^3
24-hour PM_{10} Increment	10.4 µg/m^3	2.5 µg/m^3
Annual PM_{10} Increment	1.0 µg/m^3 annual average	
1-hour NO_2 Increment	0.18 ppm (state)	
Annual NO_2 Increment	0.03 ppm (state) 0.0534 ppm (federal)	
1-hour SO_2 Increment	0.25 ppm (state) 0.075 ppm (federal – 99th percentile)	
24-hour SO_2 Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 ug/m^3 (state)	
1-hour CO Increment	20 ppm (state) 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden 0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO_2e for industrial facilities	
	3,000 MT/yr CO_2e for non-industrial land use projects (draft proposal)	

Source: SCAQMD 2023, 2008b

Project Emissions Estimation Methodology

The construction analysis was performed using CalEEMod version 2022.1.1.28, the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model – published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and control measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in

California, CalEEMod is relied upon herein for construction emissions quantification, which forms the basis for the impact analysis.

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions, generally PM_{10} (including $PM_{2.5}$) in fugitive dust and diesel engine exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM_{10}, as well as affecting PM_{10} compliance with ambient air quality standards on a regional basis. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO_x) and reactive organic gases (ROG), and diesel particulate matter (DPM). Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD's approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions. PM_{10} emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are several feasible control measures that can be reasonably implemented to control fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient control of PM_{10} emissions impacts to a level considered less than significant.

Results of Criteria Emissions Analyses

Table 2 shows the Project's criteria construction emissions and evaluates them against SCAQMD significance thresholds.

As shown in Table 2, mass emissions of criteria pollutants from construction are below applicable SCAQMD significance thresholds. The operational emissions from this project will be negligible and thus under SCAQMD's CEQA significance thresholds.

The CalEEMod outputs are provided in Attachment 1.

IMPACT: Less Than Significant

Table 2: Construction Emissions Summary and Significance Evaluation

Criteria Pollutants	Project Emissions (lbs/day)	Threshold (lbs/day)	Significant?
ROG (VOC)	3.5	75	No
NO_X	39.1	100	No
CO	38.6	550	No
SO_X	<1	150	No
Total PM_{10}	5.2	150	No
Total $PM_{2.5}$	2.1	55	No

Sources: SCAQMD 2023, CalEEMod version 2022.1.1.28
Notes:
lbs/day are winter or summer maxima for planned land use
Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust

Localized Significance Threshold Analysis

The SCAQMD's Localized Significance Threshold (LST) methodology (2008a) was used to analyze the neighborhood scale impacts of NO_X, CO, PM_{10}, and $PM_{2.5}$ associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the $PM_{2.5}$ significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO_2 standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin. (SCAQMD 2008a)

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction; where applicable, these maximum daily emissions are used in the LST analysis.

The proposed Project site is 13.8 acres in source-receptor area Zone 34 – Central San Bernardino Valley. Since the anticipated disturbed acreage on any one day is 5 acres, the 5-acre screening lookup tables were used to evaluate NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors. The nearest receptor are single-family homes along the PET, approximately 25 meters from the proposed Project.

Results of Localized Significance Threshold Analysis

The LST results provided in Table 3 show that on-site emissions from construction would meet the LST passing criteria at the nearest receptors. Thus, the impacts would be less than significant.

IMPACT: Less Than Significant

Table 3: Construction Localized Significance Threshold Evaluation			
Criteria Pollutants	**Project Emissions (lbs/day)**	**Threshold (lbs/day)**	**Result**
NO_X	39.1	270	Pass
CO	38.6	1,746	Pass
PM_{10}	5.2	14	Pass
$PM_{2.5}$	2.1	8	Pass

Sources: SCAQMD 2008a, CalEEMod version 2022.1.1.28
Notes:
Source-receptor area – Zone 34 – Central San Bernardino Valley
5-acre area, 25 meters to receptor

Analysis of Air Quality Significance Criteria

Estimated construction impacts are evaluated against quantitative criteria (air quality significance thresholds) established by SCAQMD (SCAQMD 2023). These criteria are relied upon to make significance determinations based on mass emissions of criteria pollutants. As shown above in Tables 2 and 3, the proposed Project would result in a less than significant impact related to regional and localized emissions, which would not be cumulatively considerable. Further, the proposed Project would not conflict with SCAQMD planning goals, cause substantial air pollutant concentrations, or be a source of objectionable odors.

a) Conflict with or obstruct implementation of the applicable air quality plan?

IMPACT: Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), comprising all of Orange County and the non-desert regions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD is the agency primarily responsible for comprehensive air pollution control in the SCAB and reducing emissions from area and point stationary, and indirect sources. The SCAQMD prepared the 2022 Air Quality Management Plan (AQMP) to meet federal and State ambient air quality standards. The 2022 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by SCAG. SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development, and the environment.

With regard to future growth, SCAG has prepared the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (2024-2050 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2024-2050 RTP/SCS are based in part on projections originating under County and City General Plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2022 AQMP. The 2024-2050 RTP/SCS was approved in September 2020.

The Project involves the construction of active transportation infrastructure at the old Pacific Electric Railway. SCAG's Connect SoCal 2024 RTP has a stated goal to increase active transportation mode share to 8.4% by 2050. The proposed Project will increase the active transportation mode share percentage as required in the SCAG's Connect SoCal 2024 RTP.

The 2022 AQMP was adopted by the SCAQMD as a program to lead the SCAB into compliance with several criteria pollutant standards and other federal requirements. It relies on emissions forecasts based on demographic and economic growth projections provided by SCAG's 2024-2050 RTP/SCS. SCAG is charged by California law to prepare and approve "the portions of each AQMP relating to demographic projections and integrated regional land use, housing, employment, and transportation programs, measures and strategies." The SCAQMD recommends that, when determining whether a project is consistent with the current AQMP, a lead agency must assess whether the project would directly obstruct implementation of the plan and whether it is consistent with the demographic and economic assumptions (typically land use-related, such as resultant employment or residential units) upon which the plan is based.

The proposed Project operations will support the Transportation Control Measures in the 2022 AQMP Regional Transportation section. Thus, the proposed Project is not expected to conflict with or obstruct the implementation of the AQMP. Therefore, impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

IMPACT: Less Than Significant Impact

In order to evaluate impacts, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants.

A significant impact would occur if the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. As shown in Table 2, the Project is estimated to generate less than the SCAQMD threshold of 75 pounds per day ROG, 100 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$ during the construction phase. The Project's operational emissions are negligible and therefore below the significance thresholds for the above-referenced criteria pollutants.

Cumulative Effects

As shown in Tables 2 and 3, the predicted air quality impacts of the proposed Project are well below SCAQMD regional and localized significance thresholds (SCAQMD 2023, 2008a). These impacts characterize the incremental impacts of other projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b).

SCAQMD Guidance

The SCAQMD's 2003 guidance on addressing cumulative impacts for air quality is as follows: "As Lead Agency, the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant." (SCAQMD 2003)

CEQA Guidelines

As referenced above, SCAQMD cumulative air quality significance thresholds are the same as project-specific air quality significance thresholds. Because the criteria pollutant mass emissions impacts shown in Table 2 would not be expected to exceed any of the SCAQMD air quality significance thresholds, cumulative air quality impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be "cumulatively considerable" as defined by state CEQA Guidelines Section 15064(h)(1) for air quality impacts.

c) Expose sensitive receptors to substantial pollutant concentrations?

IMPACT: Less Than Significant Impact

A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project site is surrounded by commercial and residential uses. The Project is subject to grading and construction standards (BMPs) to control air pollutant and fugitive dust impacts. The Project is required to meet SCAQMD Rule 403 requirements, as well as the City's requirements for grading and construction related to fugitive dust control.

Furthermore, the LST results shown in Table 3, show that on-site emissions from construction would meet the LST passing criteria at the nearest receptors. The operational emissions from this project will be negligible. Thus, construction and operation of the Project would result in a less than significant impact.

CO Hotspots Analysis

A localized CO "hot spot" can occur in an area where the concentration of carbon monoxide (CO) exceeds the California Ambient Air Quality Standards (CAAQS) of 20 parts per million (ppm) for one hour or 9 ppm for eight hours, i.e., nonattainment for CO. No project-specific CO "hot spot" evaluation was conducted because CO attainment in the South Coast Air Basin (SCAB) was comprehensively addressed in the South Coast Air Quality Management District's (SCAQMD) 2003 Air Quality Management Plan (AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). The SCAB is in attainment with state and federal CO standards (CARB 2023).

In addition, the Project CO LST analysis addresses localized impacts of CO. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standards. LSTs were developed based on the ambient concentrations of four pollutants (NO_X, CO, PM_{10}, $PM_{2.5}$) for each source receptor area and distance to the nearest sensitive receptor (SCAQMD 2008a). The Project CO LST analysis shows that CO emissions from construction and/or operations will not result in a CAAQS exceedance of CO due to the Project, i.e., no CO "hot spot" would occur. Furthermore, Project operations will not result in any additional vehicle trips in the Project area. Thus, construction and operation of the Project would result in a less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IMPACT: Less Than Significant Impact

Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed Project would not cause an odor nuisance as defined in SCAQMD Rule 402. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed trail extension would not result in activities that create objectionable, or nuisance odors as defined in Rule 402. Therefore, the proposed Project would result in a less than significant impact related to objectionable odors.

GREENHOUSE GAS IMPACTS ANALYSES

The construction related GHG emissions were calculated by CalEEMod using the methodology detailed above in the Air Quality Section. As shown below, approval of the proposed Project would not result in any significant effects relating to GHGs.

Greenhouse Gas Emissions from Construction and Operation

GHGs contributing to global warming are carbon dioxide (CO_2), methane (CH_4), and nitrous (N_2O) oxide, and fluorinated compounds, including sulfur hexafluoride (SF_6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). They are collectively reported as carbon dioxide equivalents (CO_2e) and are directly emitted from off-road construction equipment and on-road vehicles burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Fugitive GHGs (e.g., HFCs) are emitted from refrigerant leaks in air conditioning and refrigeration equipment, and SF_6 is a dielectric gas used in high-voltage transmission switchgear, also subject to fugitive leakage. Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction. CalEEMod also quantifies common refrigerant GHGs (abbreviated as "R" in the model output) used in air conditioning and refrigeration equipment, some of which are HFCs.

GHG Regulatory Setting

The SCAQMD has proposed a mass emissions threshold of 3,000 metric tons (MT) CO_2e per year for non-industrial uses (SCAQMD 2008b).

In order to reduce GHG emissions, California enacted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. AB 32 is a California State Law that combats global warming by establishing a comprehensive program to reduce GHG emissions from all sources throughout the State. According to the CARB, AB 32 was the first program in the country to take a comprehensive, long-term approach to addressing climate change. By requiring a substantial reduction of GHG emissions by law, California set the stage for its transition to a sustainable, low-carbon future.

The City of Rialto General Plan Chapter 2 includes climate and other related goals. The goals which apply to the Project are listed below:

Community Design

- Goal 2-10: Create distinctive gateways at all entry points into Rialto and for individual districts or neighborhoods.
  - Policy 2-10.1: Continue the use of monument signs at focal points within the community and at major and minor gateways. Establish unified entry treatments at major entries into the City.
  - Policy 2-10.2: Design and implement themed landscape treatments near freeway off- and on- ramps to announce entry into Rialto.
  - Policy 2-10.3: Encourage new and established neighborhoods to provide ground signs and landscaping at a major street entrance to reinforce their identity.
- Goal 2-12: Design new streets to be pedestrian friendly.
  - Policy 2-12.5: Maximize potential pedestrian connections through the use of highly visible gateways, walkways, and directional signs and the installation of traffic-calming devices where appropriate.

Conservation – Air Quality and Climate

- Goal 2-38: Mitigate against climate change.
  - Policy 2-38.1: Consult with State agencies, SCAG, and the San Bernardino Associated Governments (SANBAG) to implement AB 32 and SB 375 by utilizing incentives to facilitate infill and transit-oriented development.
  - Policy 2-38.2: Encourage development of transit-oriented and infill development and encourage a mix of uses that foster walking and alternative transportation in Downtown and along Foothill Boulevard.
  - Policy 2-38.3: Provide enhanced bicycling and walking infrastructure, and support public transit, including public bus service, the Metrolink, and the potential for Bus Rapid Transit (BRT).

In addition, The City of Rialto General Plan, Chapter 4, lists transportation goals to reduce local GHG emissions. The goals which apply to the Project are listed below:

Good Movement

- Goal 4-8: Establish and maintain a comprehensive system of pedestrian trails and bicycle routes that provide viable connections throughout the City.
  - Policy 4-8.1: Expand Class I bicycle trails with amenities, particularly adjacent to open space areas, utility and flood control corridors, and abandoned rail corridors.
  - Policy 4-8.2: Pursue a “rails-to-trails” conversion of the Pacific Electric Railroad right-of-way to a bicycle or multi-use path.
  - Policy 4-8.3: Connect school facilities, parks, and other activity nodes within residential neighborhoods with bicycle trails on neighborhood streets.

- Policy 4-8.6: Coordinate recreational trail plans with neighboring cities and San Bernardino County to ensure linkage of local trails across jurisdictional boundaries and with regional trail systems.

The City of Rialto's Climate Adaptation Plan, adopted in 2022 and developed in compliance with State law, evaluates and addresses four key climate-related hazards - air pollution, extreme heat, wildfire, and flooding. The plan lists various strategies to adapt to various aspects of a changing climate. Goal 1, Policy 1.2, and implementation actions address local active transportation goals.

- Goal 1: Streets that are safe and comfortable to walk and bike through
  - Policy 1.2: *Cool Corridors.* Create shaded and safe corridors between transit stops and important community services, including cooling centers, job centers, and residential areas where people depend on transit.
    - *Implementation Action 1.2a: Riverside Avenue.* Implement bikeway improvements, as outlined in the Active Transportation Plan (ATP), with shade improvements where the right-of-way allows. Add parklets with mature trees along the route.
    - *Implementation Action 1.2b: Willow Avenue.* Implement bikeway improvements, as outlined in ATP. Focus shade and air quality improvements where the route approaches Foothill Boulevard and the library.
    - *Implementation Action 1.2c: Pepper Avenue.* Implement bikeway improvements, as outlined in ATP. Improve shade and air quality throughout the corridor.

Results of Greenhouse Gas Emissions Analyses

Table 4 shows the Project's GHG emissions and evaluates them against the SCAQMD significance threshold. Since there are no substantial operational GHG emissions associated with this project, the only Project emissions included are construction emissions amortized over 30 years.

IMPACT: Less Than Significant

Table 4: Greenhouse Gas Emissions Summary and Significance Evaluation

Greenhouse Gases	Project Construction Emissions (MT)	Amortized Construction Emissions (MT/yr)	Project Total (MT/yr)	Threshold (MT/yr)	Significance
CO_2	436	15	15	—	—
CH_4	<1	<1	<1	—	—
N_2O	<1	<1	<1	—	—
R	<1	<1	<1	—	—
CO_2e	444	15	15	3,000	No

Sources: SCAQMD 2008b, CalEEMod version 2022.1.1.28

Analysis of Greenhouse Gas Significance Criteria

As shown in Table 4, Project's GHG emissions are below the SCAQMD's proposed GHG significance threshold for non-industrial land use projects.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

IMPACT: Less Than Significant Impact

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for construction. The operational emissions from this project will be negligible. As shown in Table 4, GHG emissions are below the SCAQMD's proposed GHG significance threshold of 3,000 MT CO_2e per year for non-industrial land use projects. Thus, the impacts would be less than significant.

CEQA Guidelines

Because GHG mass emissions impacts shown in Table 4 would not be expected to exceed the SCAQMD significance threshold for non-industrial land use projects, cumulative GHG impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be "cumulatively considerable" as defined by state CEQA Guidelines Section 15064(h)(1) for GHG emissions impacts.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IMPACT: Less Than Significant Impact

The 2022 Climate Change Scoping Plan (CARB 2022) is California's primary document used to ensure State GHG reduction goals are met. The plan identifies an increasing need for coordination among State, regional, and local governments to achieve the GHG emissions reductions that can be gained from local land use planning and decisions. Nearly all the specific measures identified in the 2022 Climate Change Scoping Plan are implemented at the state level, with CARB and/or another state or regional agency having the primary responsibility for achieving required GHG reductions. The proposed Project is in line with the 2022 Climate Change Scoping Plan as it increases active transportation infrastructure, which is included in many of the 2022 Climate Change Scoping Plan's measures.

The California legislature passed SB 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a SCS in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2024-2050 RTP/SCS. The 2024-2050 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that lower vehicle miles traveled (VMT) that contribute to GHG emissions, as required by AB 32. The proposed Project will encourage active transportation, which will reduce overall VMT and consequently GHG emissions. Thus, the proposed Project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2024-2050 RTP/SCS.

The Project would also be in line with the policies set out in the applicable goals listed above in the 2010 Rialto General Plan. The Project would provide enhanced bicycling and walking infrastructure and in turn encourage alternative transportation in the City. Moreover, the proposed Project is included as Policy 4-8.2 for Goal 4-8 in the 2010 Rialto General Plan. The Project would be implementing this polity to "Pursue a "rails-to-trails" conversion of the Pacific Electric Railroad right-of-way to a bicycle or multi-use path." Thus, the Project does not interfere with the goals of the 2010 General Plan.

The proposed Project is listed in the City's 2021 Climate Adaptation Plan as an Implementation Action. Thus, the Project does not interfere with the goals of the 2021 Climate Adaption Plan.

As such, impacts related to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions would be less than significant.

CLOSING

Thank you very much for the opportunity to be of assistance to Ms. Razo. Please contact me at (949) 248-8490 if you have any questions or comments in regard to this report.

Sincerely,



William Duvall | San Diego Office
Senior Scientist
Yorke Engineering, LLC

Cc: Tina Darjazanie, Yorke Engineering, LLC
Bradford Boyes, Yorke Engineering, LLC

Enclosures/Attachments:
1. CalEEMod Outputs

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ATTACHMENT 1 – CALEEMOD OUTPUTS

Rialto Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Rialto
Construction Start Date	9/1/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	14.2
Location	34.1014, -117.3836
County	San Bernardino-South Coast
City	Rialto
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5330
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Construction	1.75	Mile	13.0	0.00	0.00	—	—	—
Parking Lot	42.0	Space	0.38	0.00	—	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.08	3.48	38.6	38.6	0.12	1.33	3.82	5.15	1.23	0.89	2.12	—	16,317	16,317	1.26	1.59	21.7	16,845
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.06	3.47	39.1	37.9	0.12	1.33	3.82	5.15	1.23	0.89	2.12	—	16,277	16,277	1.26	1.59	0.56	16,784
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.76	0.58	5.70	5.92	0.02	0.21	0.43	0.64	0.20	0.09	0.29	—	1,946	1,946	0.13	0.13	0.82	1,988
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.14	0.11	1.04	1.08	< 0.005	0.04	0.08	0.12	0.04	0.02	0.05	—	322	322	0.02	0.02	0.14	329

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	5.08	3.48	38.6	38.6	0.12	1.33	3.82	5.15	1.23	0.89	2.12	—	16,317	16,317	1.26	1.59	21.7	16,845

2026	1.12	0.95	7.47	12.6	0.01	0.30	0.33	0.63	0.28	0.08	0.36	—	1,966	1,966	0.08	0.02	1.18	1,976
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	5.06	3.47	39.1	37.9	0.12	1.33	3.82	5.15	1.23	0.89	2.12	—	16,277	16,277	1.26	1.59	0.56	16,784
2026	3.01	2.53	21.3	25.1	0.05	0.83	1.11	1.94	0.76	0.17	0.93	—	6,105	6,105	0.24	0.06	0.04	6,130
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.76	0.58	5.70	5.92	0.02	0.21	0.43	0.64	0.20	0.09	0.29	—	1,946	1,946	0.13	0.13	0.82	1,988
2026	0.36	0.31	2.51	3.45	0.01	0.10	0.12	0.22	0.09	0.02	0.11	—	688	688	0.03	0.01	0.12	692
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.14	0.11	1.04	1.08	< 0.005	0.04	0.08	0.12	0.04	0.02	0.05	—	322	322	0.02	0.02	0.14	329
2026	0.07	0.06	0.46	0.63	< 0.005	0.02	0.02	0.04	0.02	< 0.005	0.02	—	114	114	< 0.005	< 0.005	0.02	115

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.46	0.39	3.39	3.49	< 0.005	0.21	—	0.21	0.19	—	0.19	—	490	490	0.02	< 0.005	—	492
Dust From Material Movement	—	—	—	—	—	—	0.14	0.14	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.19	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28.2	28.2	< 0.005	< 0.005	—	28.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.67	4.67	< 0.005	< 0.005	—	4.69
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.05	0.97	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.65	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.42	9.42	< 0.005	< 0.005	0.02	9.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.56	1.56	< 0.005	< 0.005	< 0.005	1.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Linear, Grading & Excavation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.71	3.11	27.3	29.4	0.06	1.21	—	1.21	1.11	—	1.11	—	6,496	6,496	0.26	0.05	—	6,518
Dust From Material Movement	—	—	—	—	—	—	0.84	0.84	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	3.71	3.11	27.3	29.4	0.06	1.21	—	1.21	1.11	—	1.11	—	6,496	6,496	0.26	0.05	—	6,518
Dust From Material Movement	—	—	—	—	—	—	0.84	0.84	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	0.24	2.09	2.26	< 0.005	0.09	—	0.09	0.09	—	0.09	—	498	498	0.02	< 0.005	—	500
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.5	82.5	< 0.005	< 0.005	—	82.8
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	0.16	2.92	0.00	0.00	0.49	0.49	0.00	0.11	0.11	—	528	528	0.02	0.02	1.96	536
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.8	30.8	< 0.005	< 0.005	0.09	32.4

Hauling	1.18	0.20	11.1	6.23	0.06	0.12	2.48	2.60	0.12	0.68	0.80	—	9,261	9,261	0.97	1.51	19.7	9,756
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.16	0.18	2.20	0.00	0.00	0.49	0.49	0.00	0.11	0.11	—	484	484	0.02	0.02	0.05	491
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.9	30.9	< 0.005	< 0.005	< 0.005	32.3
Hauling	1.17	0.19	11.6	6.27	0.06	0.12	2.48	2.60	0.12	0.68	0.80	—	9,264	9,264	0.97	1.52	0.51	9,741
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.02	0.18	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.7	37.7	< 0.005	< 0.005	0.06	38.2
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.37	2.37	< 0.005	< 0.005	< 0.005	2.48
Hauling	0.09	0.01	0.90	0.48	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	711	711	0.07	0.12	0.65	748
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.24	6.24	< 0.005	< 0.005	0.01	6.33
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.39	0.39	< 0.005	< 0.005	< 0.005	0.41
Hauling	0.02	< 0.005	0.16	0.09	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	118	118	0.01	0.02	0.11	124

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.99	2.51	22.9	23.6	0.05	0.91	—	0.91	0.84	—	0.84	—	5,694	5,694	0.23	0.05	—	5,713

Dust From Material Movement	—	—	—	—	—	—	0.69	0.69	—	0.07	0.07	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	0.27	2.47	2.54	0.01	0.10	—	0.10	0.09	—	0.09	—	613	613	0.02	< 0.005	—	615
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.01	0.01	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.45	0.46	< 0.005	0.02	—	0.02	0.02	—	0.02	—	101	101	< 0.005	< 0.005	—	102
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.14	0.16	1.91	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	420	420	0.02	0.02	0.04	425
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.22	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.8	45.8	< 0.005	< 0.005	0.08	46.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.59	7.59	< 0.005	< 0.005	0.01	7.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Linear, Drainage, Utilities, & Sub-Grade (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.85	2.39	21.2	23.3	0.05	0.83	—	0.83	0.76	—	0.76	—	5,693	5,693	0.23	0.05	—	5,712
Dust From Material Movement	—	—	—	—	—	—	0.69	0.69	—	0.07	0.07	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.16	1.41	1.55	< 0.005	0.05	—	0.05	0.05	—	0.05	—	379	379	0.02	< 0.005	—	380
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.03	0.03	0.26	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	62.7	62.7	< 0.005	< 0.005	—	62.9
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	1.77	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	411	411	0.01	0.02	0.04	416
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.8	27.8	< 0.005	< 0.005	0.04	28.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.60	4.60	< 0.005	< 0.005	0.01	4.66
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Linear, Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.00	0.84	7.37	10.8	0.01	0.30	—	0.30	0.28	—	0.28	—	1,619	1,619	0.07	0.01	—	1,625
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.00	0.84	7.37	10.8	0.01	0.30	—	0.30	0.28	—	0.28	—	1,619	1,619	0.07	0.01	—	1,625
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.07	1.56	< 0.005	0.04	—	0.04	0.04	—	0.04	—	235	235	0.01	< 0.005	—	236
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.20	0.29	< 0.005	0.01	—	0.01	0.01	—	0.01	—	38.9	38.9	< 0.005	< 0.005	—	39.1
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.10	1.80	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	345	345	0.01	0.01	1.18	350
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	0.11	1.36	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	316	316	< 0.005	0.01	0.03	320
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.21	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	46.6	46.6	< 0.005	< 0.005	0.07	47.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.71	7.71	< 0.005	< 0.005	0.01	7.82
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	9/1/2025	9/29/2025	5.00	21.0	—
Linear, Grading & Excavation	Linear, Grading & Excavation	9/30/2025	11/6/2025	5.00	28.0	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	11/7/2025	2/3/2026	5.00	63.0	—
Linear, Paving	Linear, Paving	2/4/2026	4/17/2026	5.00	53.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36

Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Grading & Excavation	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Rollers	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Paving	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	12.5	18.5	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	10.2	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	37.5	18.5	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	10.2	HHDT,MHDT
Linear, Grading & Excavation	Hauling	134	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	32.5	18.5	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	10.2	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	25.0	18.5	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	10.2	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Linear, Drainage, Utilities, & Sub-Grade	0.00	0.00	0.00	0.00	100

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Linear, Grubbing & Land Clearing	—	—	13.0	0.00	—
Linear, Grading & Excavation	12,000	18,000	13.8	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	13.0	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Construction	3.00	100%
Parking Lot	0.38	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	176	532	0.03	< 0.005
2025	264	532	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	26.4	annual days of extreme heat
Extreme Precipitation	4.90	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	98.7

AQ-PM	83.5
AQ-DPM	41.9
Drinking Water	88.0
Lead Risk Housing	49.2
Pesticides	0.00
Toxic Releases	77.0
Traffic	34.1
Effect Indicators	—
CleanUp Sites	28.4
Groundwater	0.00
Haz Waste Facilities/Generators	78.1
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	80.5
Cardio-vascular	92.8
Low Birth Weights	39.9
Socioeconomic Factor Indicators	—
Education	80.3
Housing	91.0
Linguistic	59.0
Poverty	82.1
Unemployment	90.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—

Above Poverty	13.28114975
Employed	12.60105223
Median HI	20.74939048
Education	—
Bachelor's or higher	18.02900038
High school enrollment	5.042987296
Preschool enrollment	10.36827922
Transportation	—
Auto Access	25.2662646
Active commuting	68.0354164
Social	—
2-parent households	59.89991018
Voting	5.82574105
Neighborhood	—
Alcohol availability	22.87950725
Park access	10.90722443
Retail density	49.30065443
Supermarket access	72.71910689
Tree canopy	40.72885923
Housing	—
Homeownership	23.81624535
Housing habitability	26.52380341
Low-inc homeowner severe housing cost burden	87.25779546
Low-inc renter severe housing cost burden	9.508533299
Uncrowded housing	21.00603105
Health Outcomes	—
Insured adults	24.03438984
Arthritis	63.4

Asthma ER Admissions	13.3
High Blood Pressure	65.9
Cancer (excluding skin)	91.6
Asthma	3.8
Coronary Heart Disease	69.4
Chronic Obstructive Pulmonary Disease	25.1
Diagnosed Diabetes	28.6
Life Expectancy at Birth	6.3
Cognitively Disabled	28.0
Physically Disabled	18.7
Heart Attack ER Admissions	1.9
Mental Health Not Good	8.9
Chronic Kidney Disease	55.3
Obesity	9.6
Pedestrian Injuries	96.9
Physical Health Not Good	16.6
Stroke	29.9
Health Risk Behaviors	—
Binge Drinking	66.7
Current Smoker	10.9
No Leisure Time for Physical Activity	18.6
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	23.1
Elderly	81.9
English Speaking	37.7
Foreign-born	42.0

Outdoor Workers	21.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	59.1
Traffic Density	27.9
Traffic Access	23.0
Other Indices	—
Hardship	90.4
Other Decision Support	—
2016 Voting	15.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	82.0
Healthy Places Index Score for Project Location (b)	7.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Project specific phase data with construction starting in September 2025 and ending in April 2026.
Construction: Architectural Coatings	SCAQMD Rule 1113 - Traffic Coatings VOC limit is 100 g/L.
Construction: Paving	The paved portion of the trail will be approximately 3 acres (130,700) per project description.
Construction: Dust From Material Movement	Project specific import export

Appendix C

Natural Environment Study (Minimal Impacts)

Pacific Electric (PE) Trail Expansion
Draft Natural Environment Study (Minimal Impacts)

City of Rialto

San Bernardino County, California

District 8

CML - 5205 (033)

January 2025

STATE OF CALIFORNIA
Department of Transportation

Prepared By: Dayna King Date: 1/22/2025

Dayna King, Biological Resources Specialist
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Sapphos Environmental, Inc.
430 North Halstead Street, Pasadena, CA 91107

Approved By: Aaron Burton Date: 1/27/2025

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Caltrans District 8 - Local Assistance

For individuals with sensory disabilities, this document can be made available in Braille, in large print, on audiocassette, or on computer disk. To obtain a copy in one of these alternate formats, please call or write to Department of Transportation, Attn: Art Cervantes, 335 W Rialto Avenue, Rialto, CA 92376, 909-421-4999 (Voice) or use the California Relay Service (800) 735-2929 (TTY to Voice), (800) 735-2922 (Voice to TTY) or 711.

1. Introduction

1.1 Project History

1.1.1 Project Purpose and Need

The overall objectives for this project are to create a corridor that provides aesthetic, easily accessible, and safe site conditions for both bicyclists and pedestrians. The City of Rialto seeks to promote a healthy, active, and livable quality of life where residents use active modes of transportation, such as biking and walking around, to reach their destinations. With this goal in mind, the City plans to use the Pacific Electric (PE) Trail to create benefits to the local community stemming from implementation of a multiuse pedestrian/bicycle facility along an existing rail corridor.

1.2 Project Description

The proposed project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The highly urbanized proposed project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan that was most recently revised in June 2018. The proposed trail runs within the ROW of an abandoned railroad track within the City of Rialto, which consists of residential, commercial, and manufacturing areas.

The City's 2022 feasibility study to explore the existing 18-mile PE Trail determined that where the trail currently ends on Cactus Avenue, there is a need for an extension to Pepper Avenue. This approximately 1.75-mile extension would enhance connectivity through Rialto. The proposed project is intended to provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

The proposed trail will be a paved concrete surface for the shared use path to match the existing PE Trail to the west, specifically, a 10-foot (Class I) multiuse path with 2-foot graded shoulders on each side. In addition, widened curb ramps are proposed where the trail crosses roadways. The trail will be striped to accommodate two-way pedestrian/bicycle traffic and will have proper signage for safety (Figure 2, *Local Vicinity Map*; Figure 3, *Project Footprint Map*). When complete, the entire PE Trail will be approximately 19.85 miles east to west.

Figure 1: Regional Vicinity Map

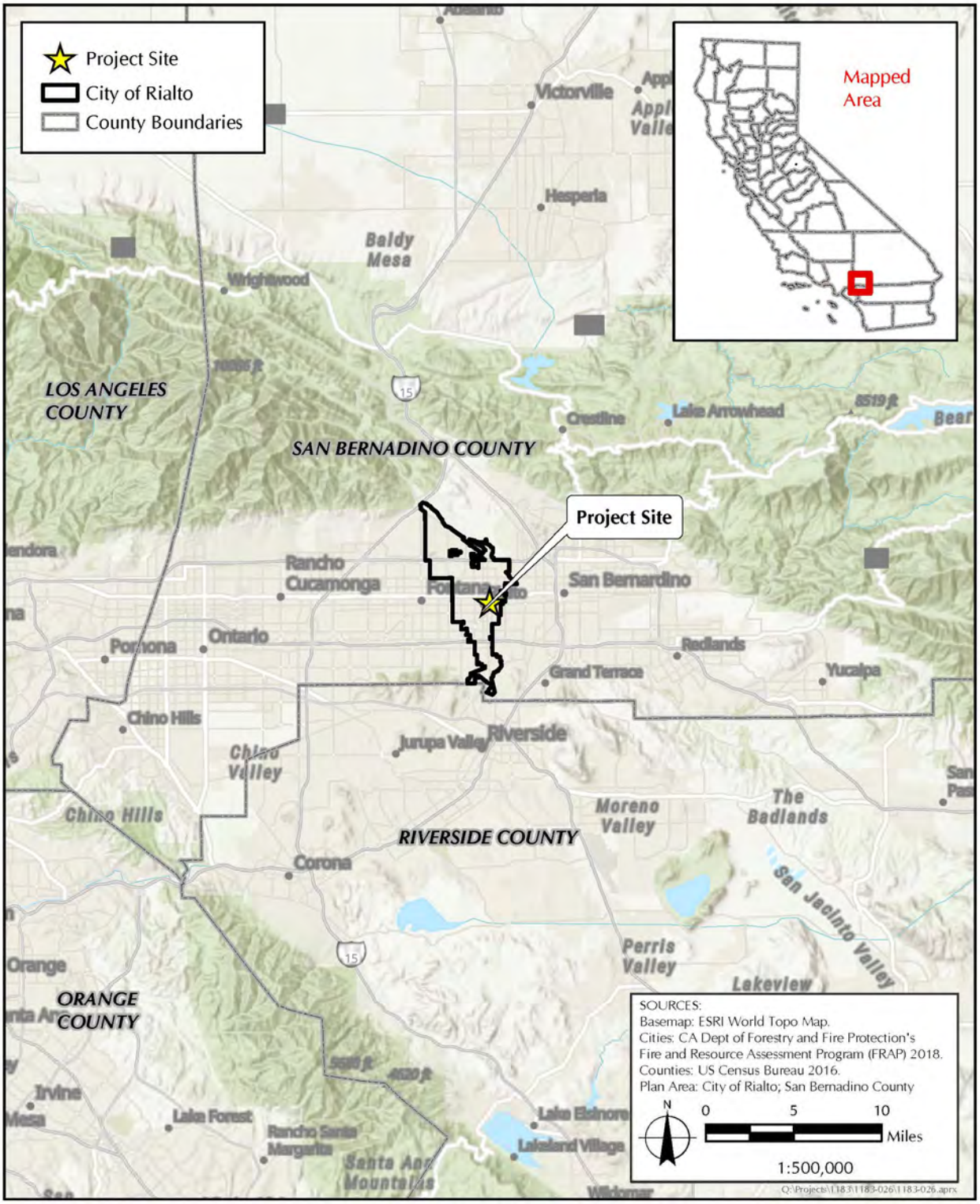


Figure 2: Local Vicinity Map

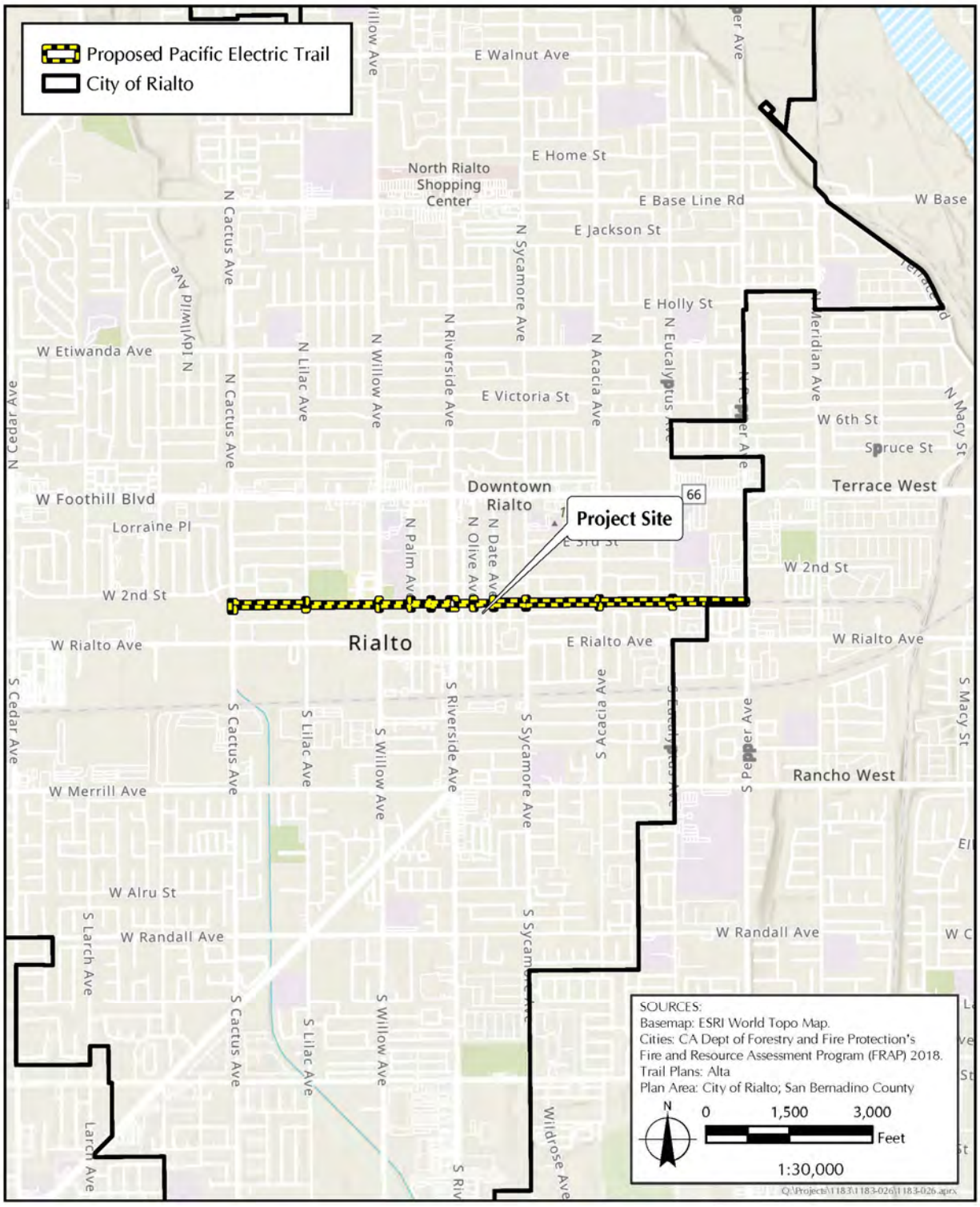


Figure 3: Project Footprint Map



2. Study Methods

The following discussion provides a summary of state and federal laws and regulations pertaining to the project and study methods that were undertaken as required by resource agencies and environmental laws. Study methods included desktop analysis and a biological survey of the proposed project, referred to as the Biological Study Area (BSA). The BSA was defined by the project impact area as well as a 250-foot buffer.

2.1 Regulatory Requirements

2.1.1 Federal Endangered Species Act

The federal Endangered Species Act (FESA) defines listed species as “endangered” or “threatened” and provides regulatory protection for listed species. The FESA provides a program for conservation and recovery of threatened and endangered species; it also ensures the conservation of designated critical habitat that the U.S. Fish and Wildlife Service (USFWS) has determined is required for the survival and recovery of these listed species. Section 9 of the FESA prohibits the “take” of species listed by USFWS as threatened or endangered. Take is defined as follows: “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in such conduct.” In recognition that take cannot always be avoided, Section 10(a) of the FESA includes provisions for take that is incidental to, but not the purpose of, otherwise lawful activities. Section 10(a)(1)(B) permits (incidental take permits) may be issued if take is incidental and does not jeopardize the survival and recovery of the species. As defined in the FESA, individuals, organizations, states, local governments, and other nonfederal entities are affected by the designation of critical habitat only if their actions occur on federal lands; require a federal permit, license, or other authorization; or involve federal funding.

2.1.2 Clean Water Act

The Clean Water Act (CWA) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 404: Gives the U.S. Army Corps of Engineers (USACE) jurisdiction over fill materials in essentially all water bodies, including wetlands. All federal agencies are to avoid impacts to wetlands whenever there is a practicable alternative. Section 404 established a permit program administered by USACE regulating the discharge of dredged or fill material into waters of the U.S. (including wetlands).

Section 401: Requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. must obtain a state certification that the discharge complies with other provisions of the CWA. The State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCBs) administer the certification program in California.

The guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

Project Applicability: No impacts to any water bodies or wetlands are expected to occur as a result of project-related activities.

2.1.3 Porter-Cologne Water Quality Control Act

This regulatory law expands the enforcement authority of the SWRCB and is becoming more prominent on projects involving impacts to isolated WSC (non-404/401 waters). The RWQCB regulates waters of the State of California impacts with a Construction General Permit, State General Waste Discharge Order, or Waste Discharge Requirements, depending on the characteristics of the waterway and the level of impact.

Project Applicability: It is anticipated that the project will require a Construction General Permit, which involves the development of a Stormwater Pollution Prevention Plan (SWPPP).

2.1.4 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) makes it unlawful to pursue, capture, kill, or possess any migratory bird or part, nest, or egg of any such bird listed in wildlife protection treaties between the United States, Great Britain, Mexico, Japan, and Russia (formerly the Soviet Union). Migratory birds are defined to include all members of bird families considered migratory, whether or not the species in question exhibits migratory behavior. In practice, virtually all birds native to North America are covered by the MBTA, with exceptions including quail, turkey, and grouse. Several commonly present, non-native, urban species, such as house sparrow (*Passer domesticus*), rock dove (*Columba livia*), and European starling (*Sturnus vulgaris*), are not subject to MBTA protection. As of December 22, 2017, the MTBA only prohibits any action where the purpose is to take or kill a migratory bird. Incidental take is no longer prohibited (U.S. Department of Interior 2017).

Project Applicability: No take of any migratory bird or part, nest, or egg listed in the MBTA is expected to take place, as the project impacts are restricted to an urban/developed area containing little vegetation besides ornamental street trees. The project is not anticipated to require the removal of any native trees for the creation of the new trail. Temporary impacts resulting from noise and vibration related to the operation of construction equipment have the potential to occur, but the immediate surroundings of the construction area are entirely developed and disturbed by human activity, and these impacts are expected to be minimal after the implementation of the avoidance and minimization measures discussed in Chapter 4.

2.1.5 Executive Order 11990 – Protection of Wetlands

Established a national policy to avoid adverse impacts on wetlands whenever there is a practicable alternative. The U.S. Department of Transportation (DOT) promulgated DOT Order 5660.1A in 1978 to comply with this direction. On federally funded projects, impacts on wetlands must be identified. Alternatives that avoid wetlands must be considered. If wetland impacts cannot be avoided, then all practicable measures to minimize harm must be included. This must be documented in a specific Wetlands Only Practicable Alternative Finding.

An additional requirement is to provide early public involvement in projects affecting wetlands. The Federal Highway Administration (FHWA) provides technical assistance in the Guidance for Preparing and Processing Environmental and Section 4(f) Documents (Technical Advisory T 6640.8A) and reviews environmental documents for compliance.

Project Applicability: No impacts to wetlands are expected to occur as a result of project-related activities.

2.1.6 Executive Order 13112 – Invasive Species

On February 3, 1999, President William J. Clinton signed Executive Order (EO) 13112 requiring federal agencies to combat the introduction or spread of invasive species in the United States. The order defines invasive species as “any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health." FHWA guidance issued August 10, 1999 directs the use of the state’s invasive species list, maintained by the Invasive Species Council of California, to define the invasive plants that must be considered as part of the National Environmental Policy Act (NEPA) analysis for a proposed project.

Under the EO, federal agencies cannot authorize, fund, or carry out actions that it believes are likely to cause or promote the introduction or spread of invasive species in the United States or elsewhere unless all reasonable measures to minimize risk of harm have been analyzed and considered.

Project Applicability: Some invasive plant species, such as Russian thistle and black mustard, were observed to be present on-site; however, the spread of invasive species is not expected to occur as a result of project-related activities.

2.1.7 California State Fish and Game Code

2.1.7.1 Sections 1600–1616

Activities in stream courses are subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game) pursuant to Section 1600–1616 of the State Fish and Game Code. Section 1602 states,

> “An entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.”

This jurisdiction includes all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream or lake in California that supports fish or wildlife resources. Under the State Fish and Game Code, a stream is defined as a body of water that flows at least periodically, or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. Included are watercourses with surface or subsurface flows that support or have supported riparian vegetation. The jurisdiction of the CDFW within altered or artificial waterways is based on the value of those waterways to fish and wildlife. A Lake or Streambed Alteration Agreement (LSAA) is required through CDFW for any project that may impact a streambed or wetland. A “no net loss” policy is maintained by CDFW regarding potential impacts.

Project Applicability: No impacts to waterways or wildlife resources under CDFW jurisdiction are expected to occur as a result of project activities.

2.1.7.2 Sections 1900–1913: Native Plant Protection Act

The Native Plant Protection Act includes measures to preserve, protect, and enhance rare and endangered native plants. The list of native plants afforded protection pursuant to the Native Plant Protection Act includes those listed as rare and endangered under the California ESA (CESA). The Native Plant Protection Act provides limitations that no person would import into the State—or take, possess, or sell within the State—any rare or endangered native plant, except in compliance with provisions of the Native Plant Protection Act. Where individual landowners have been notified by the CDFW that rare or native plants are growing on their land, the landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

Project Applicability: No rare or endangered native plant species or their habitats are anticipated to be impacted by project activities. None are expected to occur within or adjacent to the project construction area or the BSA.

2.1.7.3 Sections 2080–2081: California Endangered Species Act

The CESA prohibits the take of listed species, except as otherwise provided in state law. Unlike FESA, the CESA also applies the take prohibitions to species petitioned for listing as State candidates rather than only those listed species. State lead agencies are required to consult with CDFW to ensure that any actions undertaken by the lead agency are not likely to jeopardize the continued existence of any state-listed species or result in destruction or degradation of required habitat. CDFW is authorized to enter into Memoranda of Understanding (MOUs) with individuals, public agencies, universities, zoological gardens, and scientific or educational institutions to import, export, take, or possess listed species for scientific, educational, or management purposes. Permits for incidental take of species protected pursuant to the CESA are available under certain circumstances as described in Sections 2080 and 2081 of the California Fish and Game Code described below.

Project Applicability: No California state-listed species or their habitats are expected to occur within or adjacent to the project construction area or the BSA, and none are expected to be impacted by project activities. Permits under Sections 2080–2081 are not anticipated to be required.

2.1.7.4 Sections 2800–2835: Natural Community Conservation Planning Act of 1991, as Amended

The Natural Community Conservation Planning Act of 1991, as amended in 2003 (California Fish and Game Code Sections 2800–2835) established the Natural Community Conservation Planning (NCCP) program for the protection and perpetuation of the State's biological diversity. The CDFW established the program in order to conserve natural communities at the ecosystem level while accommodating compatible land use. An NCCP identifies and provides for the regional or area-wide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. The CDFW provides support, direction, and guidance to participants in order to ensure that NCCPs are consistent with the CESA.

Project Applicability: No natural communities afforded protection under Sections 2800–2835 were found to occur within or adjacent to the project construction area or the BSA. No impacts to these communities are anticipated.

2.1.7.5 Sections 3503 and 3503.5: State Protection for Birds

Sections 3503 and 3503.5 of the State Fish and Game Code provide regulatory protection to resident and migratory birds and all birds of prey within the State, including the prohibition of the taking of nests and eggs, unless otherwise provided for by the Code. Specifically, these sections of the Code make it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Code.

Project Applicability: Although birds of prey and migratory bird species may be found within or adjacent to the project construction area and BSA, no take of these species or their nests, eggs, or parts is expected to occur as a result of the project.

2.1.7.6 Sections 3511, 4700, 5050, and 5515: State Fully Protected Species

The State classifies certain animals as “Fully Protected,” in Section 3511 of the State Fish and Game Code. This classification was the state’s initial effort in the 1960s to identify and provide additional protection to certain species that were rare or faced possible extinction. Lists were made for fish, mammals, amphibians and reptiles, and birds. Most of the species on these lists have subsequently been listed under the FESA and/or CESA. Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code state that Fully Protected species (birds, mammals, fish, reptiles, amphibians) or parts thereof may not be taken or possessed at any time, and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Project Applicability: No State Fully Protected species are expected to occur within or adjacent to the project construction area or the BSA, and no impacts to these species are expected as a result of project related activities.

2.2 Studies Required

2.2.1 Literature Search

Prior to conducting the survey, a desktop review, including a records search within a 5-mile radius of the project, was completed to determine the potential presence of state and federally listed species of special concern within the BSA. Sapphos Environmental, Inc. biologists Gabriela Robles and Dayna King (Appendix A, *Qualifications of Biologists*) conducted a literature and database search for the most current lists of special-status species and designated critical habitat with potential to occur within the project area. Species lists were obtained from California Natural Diversity Database (CNDDB) (CDFW 2024), California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2024; Calflora 2024), and the USFWS Information for Planning and Consultation (IPAC) (Appendix B, *USFWS IPaC Species List*) (USFWS 2024). The project area, including a 5-mile buffer, was queried in the CNDDB and CNPS databases to establish reported occurrences (Appendix C, *Results of the CNDDB 5-Mile Buffer Search*; Appendix D, *Results of the CNPS Multi-Quadrangle Search*). Critical habitat data, as determined by the USFWS, was searched to determine the proximity of critical habitat to the project area; this information is included in Appendix B (USFWS 2024).

2.2.2 Field Reviews

Sapphos Environmental, Inc. biologists conducted a habitat assessment survey to determine the presence of suitable habitat for, or the potential presence of, special status species as well as presence of jurisdictional waters.

2.2.3 Survey Methods

Sapphos Environmental, Inc. biologists walked and surveyed the project boundaries and BSA and noted the GPS location of potential biological resources observed using the ArcGIS Collector mobile application. The BSA was defined by the project impact area as well as a 250-foot buffer. Areas within the BSA that were inaccessible were surveyed via binoculars from a distance. Any wetland indicators identified within the BSA including vegetation, soil, and/or hydrology were noted during the assessment.

2.3 Personnel and Survey Dates

Surveys were conducted by Sapphos Environmental, Inc. Biological resources Specialist, Brandon Lotts and Environmental Specialist Anna Prestbo, on September 4, 2024 (Appendix A).

2.4 Agency Coordination and Professional Contacts

No agency coordination was initiated for the project as no project permits (under Section 10(a) of Federal Endangered Species Act, Sections 2080–2081 of the Endangered Species Act, Section 1600–1616 of the State Fish and Game Code, or Sections 401/404 of the Clean Water Act) are anticipated to be needed.

2.5 Limitations That May Influence Results

Considerable time may elapse between the submission of this document and the start of construction. The results presented here are contingent upon the understanding that biological resources are variable and unpredictable in nature, and that biological field data collection is subject to the limitations that environmental factors may impose. The detectability of living organisms can differ spatially and temporally based on a range of variables (rainfall, blooming period, sensitivity to human disturbance, climatic conditions, migrations, etc.). No protocol-level surveys were conducted that would impose specific time limits on the validity of the conclusions made in this study.

Although construction is not anticipated to result in direct impacts to birds or their habitats, potential nesting substrates were identified within the BSA and 250 foot buffer. The site visit and habitat assessment were performed outside the nesting season (typically February–August). One inactive nest was found within the BSA. Moreover, the potential to observe all plant and wildlife species varies by season.

3. Results: Environmental Setting

3.1 Description of the Existing Physical and Biological Conditions

The proposed trail will be a paved pathway constructed within the ROW of existing abandoned railroad track. The BSA is highly developed and is mostly characterized by residential buildings,

industrial facilities, and previously existing railroad infrastructure (Appendix E, *Site Photographs*). Vegetation within the BSA is largely made up of ruderal and nonnative vegetation and trees, most of which are landscaped trees and shrubs.

3.1.1 Study Area

The BSA is located in the U.S. Geological Survey (USGS) Fontana and San Bernardino 7.5-minute quadrangles in the downtown portion of the City of Rialto in San Bernardino County (Figure 1). The approximately 1.75-mile BSA encompasses all potential areas and features expected to be temporarily or permanently impacted by the project plus a 250-foot buffer (Figure 4, *Project Impact Area*; Figure 5, *Biological Study Area and Project Impact Area*).

The length and width of the proposed trail extends from North Cactus Avenue to North Pepper Avenue. The area within the BSA is completely developed or landscaped and consists of residential, commercial, and manufacturing districts, and existing railroad tracks. Including the extension, the trail runs a total length of approximately 19.85 miles.

Figure 4: Project Impact Area

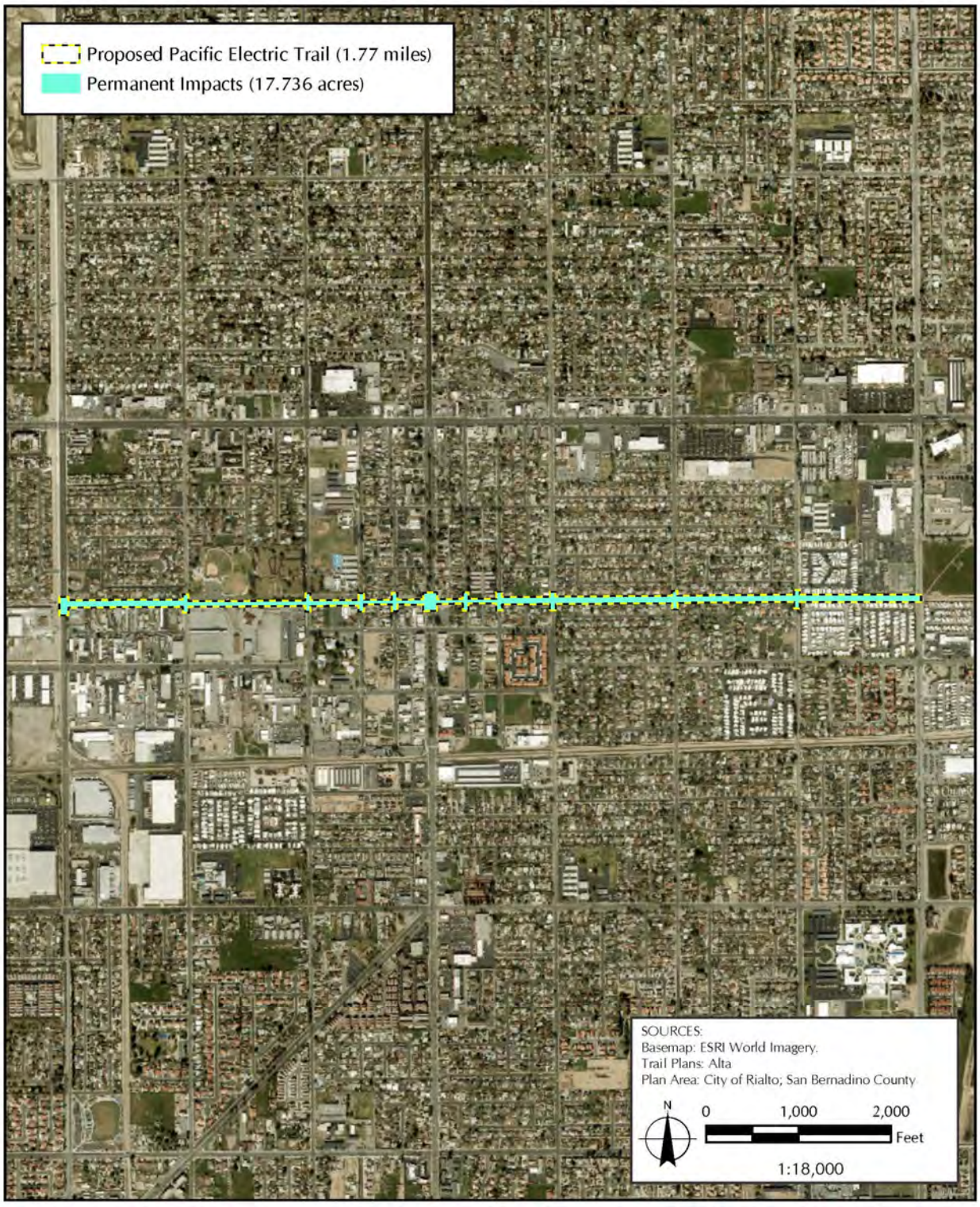
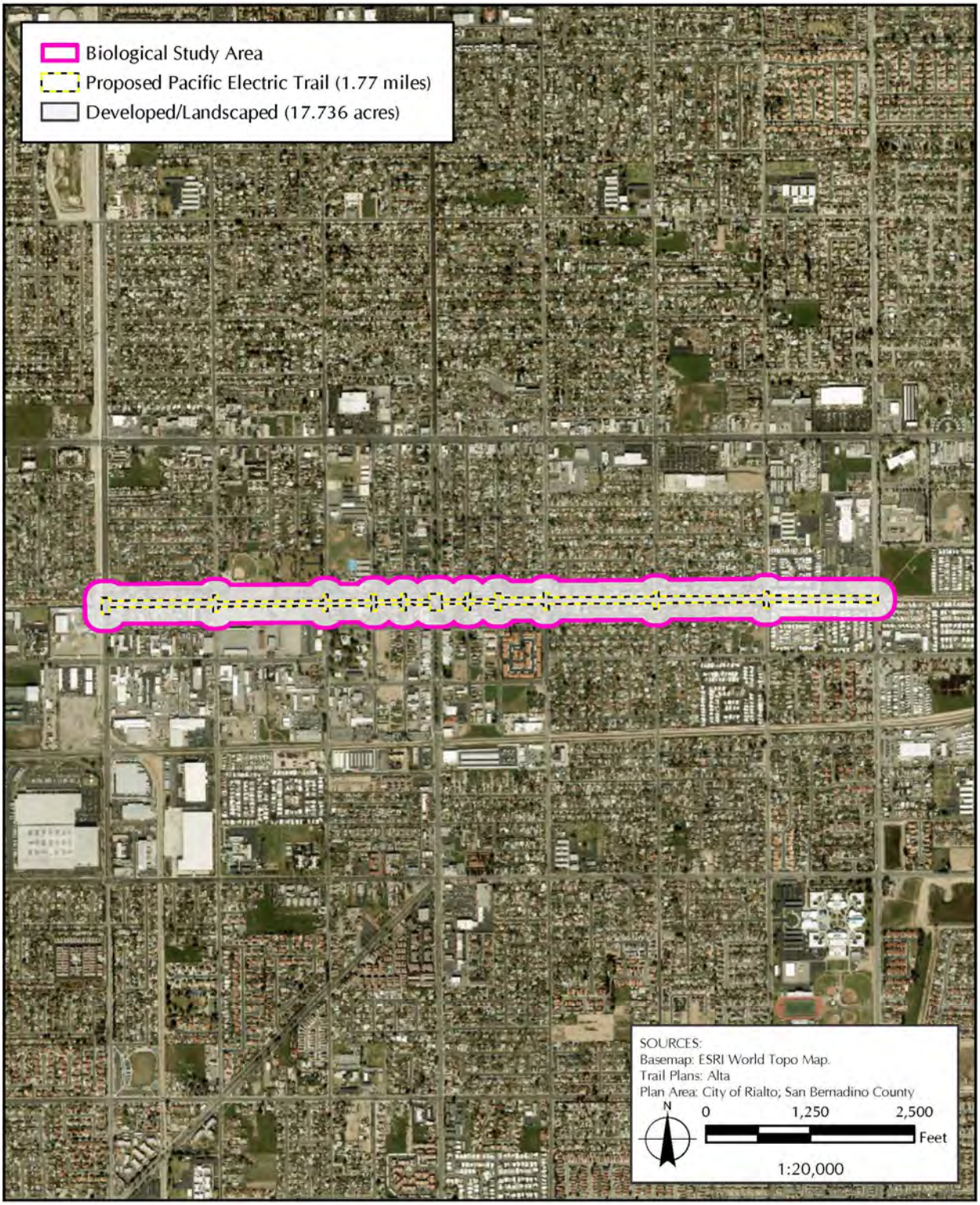


Figure 5: Biological Study Area and Project Impact Area



3.1.2 Physical Conditions

The BSA is located within an urban setting, south of the San Bernardino National Forest. The elevation within the BSA ranges from about 1,212 to 1,258 feet above mean sea level. Soils in the BSA are mapped as Hanford coarse sandy loam, 2 to 9 percent lopes, Tujunga loamy sand, 0 to 5 percent slopes, and Tujunga gravelly loamy sand, 0 to 9 percent slopes (U.S. Department of Agriculture 2024). There are no blueline features within or adjacent to the BSA.

The proposed trail runs within the ROW of an abandoned railroad track, within the City of Rialto, which consists of residential, commercial, and manufacturing areas and is generally flat.

Based on information from the Fontana 5 N, CA (043118) weather station (Western Regional Climate Center 2016), which is located approximately 3.08 miles from the BSA, the local area has a mean annual minimum and maximum temperatures of 55.4 and 77.4 degrees Fahrenheit, respectively, and a mean annual precipitation of 14.09 inches based on the monthly normal from 1989 to 2016 record period.

3.1.3 Biological Conditions

Sapphos Environmental, Inc. mapped all biotic habitats within the BSA onto an aerial photograph during field surveys (Figure 3). No sensitive vegetation communities or vegetation communities classifiable by California Native Plant Society Manual of California Vegetation were observed. One habitat was identified within the approximately 17.73-acre BSA: developed/landscaped. Table 1 provides the approximate acreage of each of these. For a full list of species observed, see Appendix F, *Species Compendium*.

Table 1: Biotic Habitat/Land Use Acreages in the BSA

Land Use Type / Habitat	Acreage
Developed / landscaped	17.73
Total	**17.73**

3.1.3.1 Developed / Landscaped

Vegetation. The BSA is composed entirely of developed/disturbed or landscaped areas, including residential, commercial, and manufacturing districts, as well as an abandoned railroad. Vegetation within these areas is limited to landscaping plants, overlapping residential plants, or roadside grasses and weeds. Trees that occur outside of the project impact area, but throughout the BSA, include tree of heaven (*Ailanthus altissima*) and Mexican fan palm (*Washingtonia robusta*).

Wildlife. Developed and landscaped areas lack quality habitat for most wildlife species, and wildlife with the potential to occur in developed portions of the BSA are primarily those species known to tolerate high levels of disturbance from human activities. Wildlife observed during the habitat assessment are included in Appendix F.

3.1.4 Habitat Connectivity

There is limited potential for habitat connectivity to the BSA and general vicinity due to the level of urban development, road crossing, lack of trees, and extensive fencing on the north and

south boundaries. The BSA is isolated from any open space, or waterways that could be used for wildlife movement.

3.2 Regional Species and Habitats and Natural Communities of Concern

No special-status species were observed within the BSA during the habitat assessment. A desktop review of the literature, as described in Chapter 2, recorded occurrences for 43 federally or state listed species within 5 miles of the BSA. For a full list of special-status species and their potential to occur within the BSA, see Table 2. Results of the database and literature reviews are also found in Appendices B, C, and D.

Habitats may be considered to be sensitive if they are limited in distribution, provide habitat for a sensitive species in the region, or are regulated by federal, state, or local law. One California Sensitive Natural Community was identified by the CNDDB within 5 miles of the BSA. None of the habitats were found to be within or closely associated with the BSA. Critical habitat as defined by the USFWS was also not identified within the BSA. The developed/landscaped habitat identified within the BSA is not considered sensitive.

Table 2: Special-Status Species Potentially Occurring or Known to Occur in the BSA

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
Amphibians					
Western spadefoot	*Spea hammondii*	CSSC	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. The species relies on vernal pools for reproduction.	A	Lack of suitable habitat.
Birds					
Burrowing owl	*Athene cunicularia*	CSSC, BCC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	A	Lack of suitable habitat.
Swainson's hawk	*Buteo swainsoni*	BCC, ST	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	A	Lack of suitable foraging habitat. May forage overhead or migrate through the area, but would not be expected to nest in the area given the poor habitat.
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	FT, SE	Shrublands of mixed willow and dogwood, and in dense stands of small trees such as American elm. In the Southwest, yellow-billed cuckoos are rare breeders in riparian woodlands of willows, cottonwoods, and dense stands of mesquite to breed.	A	Lack of suitable foraging and nesting habitat.
California black rail	*Laterallus jamaicensis coturniculus*	ST	In California, American glasswort, various bulrush (*Scirpus*) species, and the alkali seaheath are key plants for black rails. These plants, especially taller patches of seaheath at the marsh margins, may provide cover for the rails during periods of high tides.	A	BSA is not within species California range.
Coastal California gnatcatcher	*Polioptila californica californica*	CSSC	Inhabits coastal sage scrub in arid washes on mesas and slopes below 2,500 feet in elevation above mean sea level.	A	Although CNDDB occurrence records show this species within a 5-mile radius, no suitable habitat exists for this species within the BSA.

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
Least Bell's vireo	*Vireo bellii pusillus*	FE, SE	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms. Frequents riparian forest, scrub, and woodlands.	A	Lack of suitable habitat.
Invertebrates					
Crotch bumble bee	*Bombus crotchii*	SC	Generally found in grassland and scrub areas. Most observations of this species occur in the coastal areas of Southern California. Foodplants include lupines, phacelias, and sages.	A	Lack of suitable habitat.
Monarch butterfly – California overwintering population	*Danaus plexippus* population 1	FC	Overwintering monarchs roost in a variety of vegetation including eucalyptus, Monterey pines, and Monterey cypresses in California.	HP/SA	Some eucalyptus was found within the BSA, but trees are scarce. No monarch butterflies were observed during the survey.
Quino checkerspot butterfly	*Euphydryas editha quino*	FE	Inhabits patchy scrublands in a few small populations in California. Requires open areas to facilitate movement. Optimal habitat contains little or no invasive exotic vegetation.	A	Lack of suitable habitat.
Delhi Sands flower-loving fly	*Rhaphiomidas terminatus abdominalis*	FE	Live in fine sandy soil, known as Delhi series sand.	A	Lack of suitable habitat.
Fish					
Santa Ana sucker	*Catostomus santaanae*	FT	Endemic to Los Angeles Basin south coastal streams.	A	Lack of suitable habitat.
Steelhead – Southern California DPS	*Oncorhynchus mykiss irideus* population 10	FE	Anadromous fish endemic to southern California.	A	Lack of suitable habitat.

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
Mammals					
San Bernardino kangaroo rat	*Dipodomys merriami parvus*	FE, SE	Prefer alluvial scrub/ coastal sage scrub habitats on gravelly and sandy soils adjoining river and stream terraces, and on alluvial fans; and rarely occur in dense vegetation or rocky washes	A	Lack of suitable habitat. The project area and all surrounding areas are completely developed/disturbed.
Stephen's kangaroo rat	*Dipodomys stephensi*	FT, ST	Annual and perennial grassland habitats, but may occur in coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas.	A	Lack of suitable habitat.
Los Angeles pocket mouse	*Perognathus longimembris brevinasus*	CSSC	Preferred habitats include desert riparian, desert scrub, desert wash, coastal scrub, and sagebrush.	A	Lack of suitable habitat.
Western mastiff bat	*Eumops perotis californicus*	WBWG_H, CSSC	Found in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, and trees and tunnels.	HP/SA	Some suitable habitat is present within the BSA including buildings and some trees. However, habitat quality is marginal at best. No bats, or sign, were seen during the survey.
Western yellow bat	*Lasiurus xanthinus*	CSSC	Found in desert regions of the southwestern United States, where they show a particular association with palms	HP/SA	Some suitable habitat is present in the BSA including palm trees. However, habitat quality is marginal at best. No bats or sign, were seen during the survey.
San Diego desert woodrat	*Neotoma lepida intermedia*	CSSC	Found in northeastern and southeastern California in desert habitats.	A	Lack of suitable habitat.
Pocketed free-tailed bat	*Nyctinomops femorasaccus*	WBWG_M, CSSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	A	Lack of suitable habitat.
American badger	*Taxidea taxus*	CSSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	A	Lack of suitable habitat.

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
Plants					
Marsh sandwort	*Arenaria paludicola*	FE,SE	Marshes, swamps and areas that are wet year-round.	A	Lack of suitable habitat
Bristley sedge	*Carex comosa*	2B.1	Swamps, bogs, marshes, and swales.	A	Lack of suitable habitat.
Horn's milk-vetch	*Astragalus hornii var. hornii*	1B.1	Alkali Sink, wetland-riparian.	A	Lack of suitable habitat.
Parish's desert thorn	*Lycium parishii*	2B.3	Coastal Sage Scrub, Creosote Bush Scrub	A	Lack of suitable habitat.
Parry's spineflower	*Chorizanthe parryi var. parry*	1B.1	Found mainly in chaparral scrub plant communities	A	Lack of suitable habitat.
Plummer's mariposa lily	*Calochortus plummerae*	4.2	Endemic to Southern California where it is found along the coast and inland hills	A	Lack of suitable habitat.
Prairie wedge grass	*Sphenopholis obtusata*	2B.2	Indigenous to mesic to wet prairies and savannas, barrens, thinly wooded slopes, old fields and roadsides.	A	Lack of suitable habitat.
Salt marsh bird's-beak	*Chloropyron maritimum ssp. maritimum*	1B.2	Grows in upper elevations of tidal marsh habitat. The land near a shore.	A	Although CNDDB lists occurrence of this species within a 5-mile radius, lack of suitable habitat precludes it from the BSA.
Santa Ana River woollystar	*Eriastrum densifolium ssp. sanctorum*	FE, SE, CRPR 1B.1	Found in chaparral and coastal scrub communities. Grows in open areas such as sand dunes and dry washes. Between 91 and 610 m.	A	Lack of suitable habitat.
Singlewhorl burrobrush	*Ambrosia monogyra*	2B.2	Mostly sandy soil, desert washes, ravines, floodplains, and along arroyos.	A	Lack of suitable habitat.
Slender-horned spineflower	*Dodecahema leptoceras*	1B.1	Areas prone to drought, and plants usually occur in isolated patches of large floodplain habitats categorized as alluvial scrub.	A	Lack of suitable habitat.
Smooth tarplant	*Centromadia pungens ssp. laevis*	1B.1	Poorly-drained flats, depressions, grasslands, disturbed places, South Coast, Peninsular Range	A	Lack of suitable habitat.

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
Mesa horkelia	*Horkelia cuneata var. puberula*	FSS, CRPR 1B.1	Found in maritime chaparral communities, cismontane woodland, and coastal scrub that have sandy or gravelly soils. Between 70 and 810 m.	A	Lack of suitable habitat.
Gambel's water cress	*Nasturtium gambelii*	FE, ST, CRPR 1B.1	Found in marshes and swamps. Between 5 and 330 m.	A	Lack of suitable habitat.
Salt spring checkerbloom	*Sidalcea neomexicana*	FSS, CRPR 2B.2	Can be found in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. It tends to grow in alkaline springs and marshes. Between 15 and 1,530 m.	A	Lack of suitable habitat.
San Bernardino aster	*Symphyotrichum defoliatum*	FSS, CRPR 1B.2	Usually occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, meadows and seeps, and valley and foothill grasslands. Between 2 and 2,040 m.	A	Lack of suitable habitat.
Reptiles					
Orange-throated whiptail	*Aspidoscelis hyperythra*	FSS	Inhabits semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	A	Lack of suitable habitat.
Coastal whiptail	*Aspidoscelis tigris stejnegeri*	CSSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	A	Lack of suitable habitat.
California glossy snake	*Arizona elegans occidentalis*	CSSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular Ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	A	Lack of suitable habitat
Southern rubber boa	*Charina umbratica*	ST	Damp woodland and coniferous forest, large grassy areas meadows, and moist sandy areas along rock streams from sea level to 9,200 feet.	A	Lack of suitable habitat.

Common Name	Scientific Name	Status	General Habitat Description	Presence / Absence	Rationale
South coast gartersnake	*Thamnophis sirtalis* pop. 1	CSSC	Restricted to marsh and upland habitats near permanent water that have good strips of riparian vegetation	A	Lack of suitable habitat.
Coast horned lizard	*Phrynosoma blainvillii*	CSSC	Frequents a wide variety of habitats and most common in lowlands along sandy washes with scattered low bushes. Needs open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	A	Lack of suitable habitat.
Southern California legless lizard	*Anniella stebbinsi*	FSS, CSSC	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	A	Lack of suitable habitat.

Status: Federal Endangered (FE); Federal Threatened (FT); Federal Candidate (FC); State Endangered (SE); State Threatened (ST); State Candidate (SC); State Protected (SP); State Rare (SR); United States Forest Service Sensitive (FSS); California Species of Special Concern (CSSC).
CRPR 1B = Plants rare, threatened, or endangered in California and elsewhere
CRPR Rank 2 = Plants rare, threatened, or endangered in California but more common elsewhere
CRPR Rank 3 = Plants about which information is needed-a review list
CRPR Rank 4 = Plants of limited distribution-a watch list
.1 = seriously endangered in California
.2 = fairly endangered in California
.3 = not very endangered in California
Effects determinations are provided only for federally listed species (N/A = Not Applicable).

Presence/Absence: A = absent—no habitat present or site is outside the species' range. HP/SA = habitat present/species absent—site conditions consistent with suitable habitat, but for other reasons (e.g., habitat quality), the species is not expected to occur. HP = habitat present—habitat is or may be present and the species may be present.

4. Results: Biological Resources, Discussion of Impacts, and Mitigation

4.1 Habitats and Natural Communities of Special Concern

Habitats are considered to be of special concern based on (1) federal, state, or local laws regulating their development; (2) limited distributions; and/or (3) the habitat requirements of special-status plants or animals occurring on-site. Riverine/constructed channel habitat, identified in the habitat assessment and described in Chapter 3, meets the third criterion, and is discussed below. Although one California Sensitive Natural Community was identified in a CNDDB 5 mile search, as described in Chapter 3, there were none found in or adjacent to the BSA. The BSA and the local vicinity provide low habitat connectivity.

4.1.1 Discussion of Developed/Landscaped Habitat

4.1.1.1 Survey Results

The BSA contains approximately 17.73 acres of developed/landscaped habitat. This habitat is highly disturbed by human activity and does not provide suitable habitat to special-status or sensitive species occurring in the region.

4.1.1.2 Project Impacts

It is anticipated that impacts from the proposed project would be minimal as the proposed trail alignment would stay within the developed rail ROW with no impacts to adjacent parcels. The proposed trail alignment takes into consideration ROW and utility impacts, as well as the user experience, safety, and connectivity to schools, parks, and downtown Rialto; however, the final design may be refined as necessary during final engineering.

As discussed in Chapter 2, coordination with the RWQCB, USACE or the CDFW is not anticipated to be needed as the BSA will not impact any blueline features. Compensatory mitigation is not required for impacts.

4.2 Special Status Plant Species

Plants are considered to be of special concern based on (1) federal, state, or local laws regulating their development; (2) limited distributions; and/or (3) the presence of habitat required by the special-status plants occurring on site.

No special-status plant species or their habitats were found within the project impact area or the BSA. No impacts to special-status plant species are expected to occur.

4.3 Special Status Animal Species

Animals are considered to be of special concern based on (1) federal, state, or local laws regulating their development; (2) limited distributions; and/or (3) the habitat requirements of special-status animals occurring on site.

No special-status animal species were found within the project impact area or the BSA, and no suitable habitat was identified for those identified in Table 2. No impacts to special-status animal species are expected to occur.

4.3.1 Survey Results

Within the BSA, no suitable habitat exists for special status species for those included in Table 2. The BSA is highly disturbed by human development and activity and is also largely made up of an abandoned railroad. It does not provide suitable and/or quality habitat for any special status plant or wildlife species.

Habitat for nesting birds may be found throughout the BSA in planted trees or structures or area for those who are ground nesters.

4.3.2 Project Impacts

No sensitive biological resources were identified in the habitat assessment, including sensitive species and their habitats. Some nesting substrate exists within the BSA, including trees and structures such as planted trees and buildings. No trees are planned for removal, and no direct impacts to these structures are anticipated; however, temporary impacts due to construction noise and vibration disturbance have the potential to occur. While there is potential for birds to nest within the BSA during the nesting season, after avoidance and minimization efforts described below (BIO-1), impacts to birds or their nests are anticipated to be minimal.

4.3.3 Avoidance and Minimization Efforts/Compensatory Mitigation

BIO-1: A qualified biologist shall be required to conduct a nesting bird survey within 14 days prior to the start of construction activities, if construction takes place during the nesting bird season (February 1–August 31). If a protected nest is found within the project impact area or BSA, an appropriately sized no work buffer should be established around the nest to prevent disturbance until the nest has fledged. The qualified biologist will monitor active nests to confirm construction activities will not result in nest failure and to determine once the nest is inactive and the no work buffer can be removed.

BIO-2: Any Russian thistle or black mustard found within the impact area shall be hand-pulled and disposed of within bags to prevent the spread of seeds.

5. Conclusions and Regulatory Determinations

5.1 Federal Endangered Species Act Consultation Summary

This project is located outside of NOAA Fisheries jurisdiction; therefore, an NOAA Fisheries species list is not required, and no effects to NOAA Fisheries species are anticipated.

The species list obtained from USFWS IPaC on September 8, 2024 (Appendix B), identifies endangered, threatened, or candidate species occurring in the region, in accordance with the requirements of Section 7 of the ESA. These species include two mammals, two birds, one reptile, one fish, one amphibian, one insect, and four flowering plants: San Bernardino kangaroo rat (*Dipodomys merriami parvus*), Stephen's kangaroo rat (*Dipodomys stephensi*), coastal California gnatcatcher (*Polioptila californica*), least Bell's vireo (*Vireo bellii pusillus*), southwestern pond turtle (*Actinemys pallida*), Santa Ana sucker (threatened), western

spadefoot (*Spea hammondii*), monarch butterfly (*Danaus plexippus*), Gambell's watercress (*Rorippa gambellii*), Nevin's barberry (*Berberis nevinii*), San Diego ambrosia (*Ambrosia pumila*), and slender-horned spineflower (*Dodecahema leptoceras*), respectively. There are no critical habitats identified by this consultation existing within or adjacent to the construction area. Of these species, San Bernardino kangaroo rat, Stephen's kangaroo rat, western spadefoot, least Bell's vireo, coastal California gnatcatcher, monarch butterfly, lender-horned spine flower, Gambell's watercress, was found to have CNDDB records of occurrence within a 5-mile radius of the project area; however, no suitable habitat for any of these species was identified to exist within the BSA for this project.

Caltrans has determined that this project would have no effect to any of the listed species identified in the list. Supporting evidence is included in Chapter 3.

5.2 Essential Fish Habitat Consultation Summary

No Essential Fish Habitat (EFH) is present within the project limits or the BSA.

5.3 Wetlands and Other Waters Coordination Summary

No impacts to wetlands are expected to occur as a result of project-related activities. The closest blueline feature to the BSA is approximately 2 miles to the northwest and will not be affected by the project. However, the proposed trial will not alter the existing drainage patterns and structural BMPs will be considered. In accordance with the Low Impact Development (LID): Guidance and Standards for Transportation Projects for the Santa Ana Region Riverside County Co-Permittees, LID based Best Management Practices (BMPs) will be incorporated into the project. Site considerations, soil conditions, and maximum drainage area, are considered in choosing the best suitable BMP for a given location. Considering the project conditions, infiltration trenches and bioretention facilities (bioswales) are considered especially towards the eastern end of the project near Pepper Avenue.

5.4 Invasive Species

Because there are some areas of soft-bottomed, unpaved substrate outside of landscaped areas at the proposed project site, there is low potential for the introduction or spread of invasive plant species due to the proposed project with mitigation.

Russian thistle and black mustard were identified within the project impact area, but mostly within the path of the proposed trail, which is to be paved over. Thus, spread of this species as a result of project activities is unlikely to occur. Russian thistle species are found in every contiguous state except Florida, and is commonly found in disturbed sites, waste places, roadsides, and fields. It is invasive in arid natural areas. Commonly referred to as tumbleweed, Russian thistle is known to interfere with traffic and can become a fire hazard if many blowing skeletons become lodged in fences or other structures. It is an alternate host for the beet leafhopper (*Circulifer tenellus*), which can carry beet curly-top virus. This species may be resistant to sulfonylurea and triazine herbicides.

Russian thistle is listed as a Noxious Weed by the California Department of Food and Agriculture (2021), and the California Invasive Plant Council (Cal-IPC) Inventory lists it as having Limited Invasiveness (Cal-IPC n.d.-b).

Brassica nigra (black mustard) is a winter annual herb/forb (family Brassicaceae). Like other mustards, black mustard grows profusely and produces allelopathic chemicals that prevent germination of native plants. The spread of black mustard can increase the frequency of fires in chaparral and coastal sage scrub, changing these habitats to annual grassland (Cal-IPC n.d.-a). It occurs in habitat openings caused by natural disturbances, roads, urban developments, agricultural fields, etc.

Hand-pulling or hoeing has been used as an effective mechanical (nonchemical) control method for small infestations (DiTomaso et al. 2013). It is recommended that any Russian thistle or black mustard found within the impact area be hand-pulled and disposed of within bags to prevent the spread of seeds (BIO-2 above).

5.5 Migratory Bird Treaty Act Summary

No take of any migratory bird or part, nest, or egg listed in the MBTA is expected to take place, as the project impacts would occur entirely within the existing ROW of the rail that contains no trees and little other vegetation that could serve as suitable habitat for migratory birds. While the area within the right of way itself provides marginally suitable habitat for some waterfowl, no impacts are expected to occur to nesting birds within the right of way. Where there was potential nesting substrates found, no inactive nests were observed during the habitat assessment (Figure 3).

Temporary impacts to migratory birds as a result of project activities may include noise and vibration from the operation of construction equipment. The area within the general vicinity of the project is already highly developed and disturbed by human activity, however, and no impacts to migratory birds are expected to occur after implementation of the avoidance and minimization measure discussed in Section 4.3.3.

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7. Appendix A: Qualifications of Biologists

Sapphos environmental inc.

RESUME

Dayna King

Biological Resources Specialist

Role: Biological Resources Specialist II

Years of Experience: 6

Value Added to Team

- Species Life History Surveys
- Biological Resources Evaluations
- Agency and Client Reports
- Plants and Wildlife Surveys
- Construction Monitoring

Training and Certifications

- Blunt Nosed Leopard Lizard Identification and Field Survey Techniques Workshop
- Neotropical Bat Capture and Acoustics Techniques – Belize
- Acoustics Techniques of Western Bats
- Hawk and Raptor Identification
- Tracking Workshop
- Desert Tortoise Council - Introduction to The Mojave Desert Tortoise
- Certified Wetland Delineator
- AEP CEQA Basics Workshop
- AEP 2020 NEPA Workshop.

Ms. Dayna King is a biological resources specialist at Sapphos Environmental, Inc. with 6 years of experience in the field of wildlife biology, including construction surveys and monitoring, project management, agency coordination, construction monitoring, trapping, surveys, radio telemetry, habitat analysis, and laboratory analysis. Ms. King also has experience in marine aquaculture and aquatic species.

Ms. King has worked over 100 survey days conducting transect surveys for pre-construction clearance in the Central Valley and Southern California. Ms. King surveyed for biological resources following agency-approved methods for the detection of state and federal listed species. She is familiar with preparing evaluations of biological resources and identifying plants and wildlife observed during surveys; has evaluated for potential species occurrences; and monitors construction in compliance with biological/environmental avoidance, minimization, and mitigation measures. In addition to surveys and monitoring, Ms. King has prepared evaluations of biological resources, plant and wildlife identification, habitat assessment, and evaluations of potential for sensitive species occurrence. In the field, Ms. King has conducted trapping efforts, relocations, and burrow excavation for small mammals and herps, habitat assessment and survey design, and field safety.

Ms. King has volunteered for the Valley Forge National Historic Park Crayfish Corps invasive species removal, Wissahickon Valley Park and water maintenance, Tejon Ranch Conservancy Citizen Science, and Kern County and California Bat Working Groups. She has also volunteered with the U.S. Fish and Wildlife Service (USFWS), assisting in aquatic vernal pool surveys for the sampling of California tiger salamander larvae at Don Edwards NWR in San Francisco Bay.

Selected Project Experience

Parsons Transportation Group, 24th Street Widening, Bakersfield, CA. Ms. King assisted with a 300-foot bat exclusion on a longitudinal joint of the 24th Street Bridge in Bakersfield, with an initial site assessment of the bridge to identify the bat roost. Exclusions were installed for a Mexican free-tailed bat colony (*Tadarida brasiliensis*) with mitigation roost.

Pelicans Jaw Hybrid Solar Project, Lost Hills, CA. Ms. King performed rare plant surveys (i.e., federally and state-listed Threatened and Endangered, Proposed, Petitioned, and Candidate plant species and CNPS List 1B and 2 species) on the project site during the floristic period, appropriate for each of the rare plant species identified with the potential to occur within the disturbed Project area following protocols established by the U.S. Fish and Wildlife Service (USFWS), CDFW, and CNPS. Ms. King also provided drafting of a Lake and Streambed Alteration Agreement (LSAA) under Section 1600 of the Fish and Game Code in support of project permitting.

Burbank Water and Power Campus Stormwater Improvements Project, Burbank, CA. Ms. King provided multi agency coordination in support of water permitting efforts for determination of features within the project site that would be subject to regulation by the U.S. Army Corps of Engineers (USACE) under Section 404 and 408 of the Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA, and the California Department of Fish and Wildlife (CDFW) under Section 1600 of the Fish and Game Code. Ms. King also assisted with the revision and adoption of a Initial Study/Mitigated Negative Declaration in support of the projects CEQA compliance.

Various On-call (CWA) Southern California Edison (SCE) Infrastructure Projects. Biologist. For 2 years, Ms. King conducted focused and protocol surveys, habitat assessments, nesting bird surveys, wetland and waters delineations, construction monitoring, and reporting throughout SCE's service territory within Tulare, Inyo, Kern, Santa Barbara, Ventura, San Bernardino, Riverside, and Los Angeles counties, including within BLM, Forest Service, and National Forest Lands. Special-status animal experience includes sensitive herpetofauna species, California gnatcatcher, southwestern willow flycatcher, least Bell's vireo, bald eagle, San Bernardino kangaroo rat, bats, and various watchlist species.

Eaton Reservoir Annual Maintenance and Mowing Project, Pasadena, CA. As Designation Bat Biologist, Ms. King performed an assessment for potential bat habitat, nesting bird surveys, and tree surveys. She also coauthored a Habitat Assessment MFR for the western pond turtle (*Actinemys marmorata*) and several bat species. In support of this ongoing Los Angeles County Public Works project, Ms. King has also performed nesting bird surveys and least Bell's vireo (*Vireo bellii pusillus*) surveys in support of the project and coauthored a Habitat Assessment MFR for the western pond turtle (*Actinemys marmorata)* and several bat species.

SoCalGas L2001W Santa Ana River Project, Riverside, CA. Ms. King was a CDFW and USFWS approved Environmental Monitor for the project. During daily monitoring Ms. King ensured all avoidance and minimization measures were implemented and maintained, including, but not limited to, determining, and delineating appropriate avoidance and construction buffer areas; maintaining delineated access routes and work areas; monitoring for the presence of, and potential impacts to, special-status species; and maintaining/repairing/replacing any exclusionary fencing. Monitors maintained daily reports in the SoCalGas templates. She also performed pre-construction survey efforts including an assessment for potential bat habitat, nesting birds, and least Bell's vireo (*Vireo bellii pusillus*) surveys.

Chevron USA, Chevron San Joaquin Valley Business Unit On-call Biological Consulting Services, San Joaquin Valley, CA. Ms. King was trained to set up potential dens for monitoring (using tracking material and remote-sensing camera stations) and shadowed a qualified biologist during track identification. She was also trained to conduct biological resource surveys and implement biological resource avoidance measures. Ms. King continues to conduct surveys to detect biological resources including San Joaquin kit fox (*Vulpes macrotis mutica*; SJKF) earthen dens and atypical denning structures. She conducted follow-up SJKF den monitoring via tracking medium and remote detection cameras, recorded den identifications, and made independent judgment of den status during surveys.

Kern National Wildlife Refuge Complex Monitoring. Ms. King assisted during detection trapping for species presence targeting special-status small mammals (e.g., Tipton kangaroo rat [*Dipodomys nitratoides*; TKR]) by baiting and checking traps for captured individuals. Traps were placed on a prepared grid and baited under supervision of experienced biologists. Ms. King handled 10 Heermann's kangaroo rats (HKR) while assisting.

Endangered Species Recovery Program (ESRP), Bakersfield, CA. Ms. King assisted members of the ESRP in assessing captured SJKF individuals for sarcoptic mange by baiting live traps. She observed trapping, handling, flea and radio collaring, application of preventative topical flea medication to individuals to prevent infection of *Sarcoptes scabiei* mites, and release methods performed by members of the ESRP. She observed one male and one female while assisting.

Lennar Homes Gossamer Grove, Bakersfield, CA. Ms. King was a biologist on the survey crew conducting a pre-activity for the project and assisted a qualified biologist for one night of den monitoring of two natal dens by placing tracking material at the den entrance. The qualified biologist described natal den characteristics to Ms. King while in the field. In addition, she independently identified potential dens and observed three natal dens while on the project site.

ICF Jones & Stokes, Wright Solar Park, Los Banos in Merced County. While under the supervision of the Designated Biologist authorized under the Incidental Take Permit, Ms. King excavated 240 potential California tiger salamander (*Ambystoma californiense*; CTS) burrows by hand.

McCormick Biological 2018-2019 Blunt Nosed Leopard Lizard Surveys, San Joaquin Valley, CA. Ms. King has participated in more than 100 days of BNLL surveys following the applicable California Department of Fish and Wildlife (CDFW) survey methodology for the species and meets the requirements to be classified as a level II researcher—her independent identifications of BNLL have been confirmed in the field by another level II researcher. In addition, she has demonstrated the ability to identify all lizard species that may be encountered during these surveys. Ms. King was also responsible for identification of all wildlife observed while conducting surveys including any federal- or state-listed species, or species that are otherwise considered to have a special status in the state of California.

Berry Petroleum Company/LINN Energy, On-call Biological Consulting Services, North Midway Sunset Oil Fields. Working under supervision, Ms. King has participated in pre-construction surveys and focused species surveys for projects in the Poso, and North Midway Sunset oil fields. Focused surveys have included surveys targeted at detection of SJAS, SJKF, and giant kangaroo rat. In addition, she has assisted with site monitoring for kit fox den activity.

SoCalGas Main Line Valve Leak Repair, Kern County. Ms. King assisted during SoCalGas scheduled construction activities including the maintenance and repair of a main line valve assembly in Kern County, CA. Ms. King provided support for the project, including giant kangaroo rat trapping, and surveys for blunt-nosed leopard lizard, San Joaquin antelope squirrels, and San Joaquin kit foxes. Ms. King incorporated results into technical reports and incidental take permit applications.

Southern California Gas Company, Deep Well Anode and Rectifier Project, Cuyama, CA. Ms. King assisted during detection trapping for species presence targeting special-status small mammals (e.g., Giant kangaroo rat [*Dipodomys ingens*; GKR]) by baiting and checking traps for captured individuals. Traps were placed on a prepared grid and baited under supervision of experienced biologists. Ms. King handled 6 Heermann's kangaroo rats (HKR) while assisting.

Trainings and Certifications: Blunt Nosed Leopard Lizard Identification and Field Survey Techniques Workshop, Tracking Workshop, Intro to Bats Workshop, Certified Wetland Delineator, AEP CEQA Basics Workshop.

Sapphos environmental inc.

RESUME

Brandon Lotts

Biological Resources Specialist

Role: Biological Resources Specialist

Background

Botanical and wildlife surveys; biological and habitat assessments, construction and environmental compliance monitoring for County of Los Angeles, SoCalGas, Caltrans, SCE, and city infrastructure projects, SWPPP Monitoring inspections, and sampling

Years of Experience: 5

Value Added to Team

- Species Life History Surveys
- Biological Resources Evaluations
- Agency and Client Reports
- Plant and Wildlife Surveys
- Remote Sensing
- CEQA

Education

MS, Environmental Studies, CSU Fullerton, 2019

BS, Biology, Bushnell University, 2016

Training and Certification

Plant Voucher Collecting Permit

Desert Tortoise Field Techniques Workshop (DTC)

Level II BNLL Surveyor

CDFW Scientific Collecting Permit (SC-191430007; pending)

QSP Certification (In Progress)

Brandon Lotts is a Biological Resources Specialist at Sapphos Environmental, Inc. with 5 years of experience in the field of wildlife biology including construction monitoring and surveys, trapping, remote sensing, and biological resource analysis for California Environmental Quality Act (CEQA) programmatic and project-level documents. Mr. Lotts performed surveys and documented biological resources in support of various Southern California Edison (SCE) projects throughout California. These projects involved preconstruction clearance surveys and monitoring; including for nesting birds, sensitive plant communities, rare plants, and special status wildlife species. As a wildlife biologist for SCE, Mr. Lotts conducted focused biological resource surveys for special status plants and animals including burrowing owl (*Athene cunicularia*), as well as conducting habitat assessments and waters/wetland monitoring in support of SCE projects. .

Mr. Lotts has provided biological resources analysis for more than 50 different projects, including residential, commercial, institutional facilities, park and school modernization efforts, transportation projects, undeveloped lands, and urban spaces. Some of the projects for which Mr. Lotts has authored the biological resources section include technical documents such as the Exposition Park Master Plan Subsequent EIR, a Class 32 Categorical Exemption for a multi-family residential project in the City of Los Angeles, Los Angeles County Green Zones Program EIR, as well as several MNDs. Mr. Lotts has worked on the Program Construction Management (PCM) team for the California High Speed Rail (CHSR) Project to amend the Incidental Take Permit (ITP), the Master Streambed Alteration Agreement (MSAA), and provide environmental compliance oversight to the Design-Build companies on the project.

Mr. Lotts is the project manager for several ongoing Los Angeles County Public Works projects, including the Eaton Reservoir Annual Maintenance and Mowing project. His primary duties included project management, authoring the Biological Resources report (BR) and coauthoring the Jurisdictional Delineation (JD). Through these reports, Public Works will be able to make an accurate assessment of the potential environmental effects of the project and apply for the necessary permits. He has performed nesting bird surveys, least Bell's vireo (*Vireo bellii pusillus*) surveys, sensitive plant surveys, flagging to create nesting bird buffer zones, construction monitoring, and daily monitoring report forms, and addenda to the Master Streambed Alteration Agreement (MSAA). Mr. Lotts is the project manager and lead biologist for the Los Angeles County Public Works One Carter Debris Basin Permitting project. Through his efforts, he has ensured that the client accurately applied for all necessary permits for the transfer of the debris basin to Public Works control. Mr. Lotts was responsible for all implementing Avoidance and Mitigation Measures, facilitating repairs to the basin and coordination between Public Works and the City of Sierra Madre.

Selected Project Experience

SoCalGas Advanced Meter Initiative. Supporting Biologist. SoCalGas scheduled the maintenance of several gas lines in the unincorporated territory of San Luis Obispo County. Sapphos Environmental, Inc. was contracted by SoCalGas to provide biological surveys prior to any installation. Mr. Lotts conducted biological field and desktop surveys to assess sensitive plant and animal species in the area in order to prevent potential negative impact to any special status wildlife. These surveys included multiple days of Blunt-nose leopard lizard (*Gambelia sila*) and giant kangaroo rat (*Dipodomys ingens*) surveys. Under supervision of the designated biologist, Mr. Lotts used Sherman live traps to capture and release small mammals such as Heermanns kangaroo rats (*Dipodomys heermanni*) and big-eared woodrats (*Neotoma macrotis*), among others.

Southern California Gas Company Line 85 Right-of-Way Maintenance, Kern County, CA. Mr. Lotts conducted protocol-level BNLL surveys, pre-construction surveys, and helped develop WEAP training. During BNLL surveys, active BUOW dens were identified through sightings of individuals, scat, and prey remains.

Eaton Reservoir Annual Maintenance. Lead Biologist. Mr. Lotts was the lead biologist and ensured that the client followed all Avoidance and Mitigation measures. Additionally, he performed nesting bird surveys, Least Bell's Vireo (*Vireo bellii pusillus*) surveys, sensitive plant surveys, flagging to create nesting bird buffer zones, construction monitoring, and daily monitoring report forms. Additionally, he performed preconstruction surveys, nesting bird surveys, daily monitoring report forms, tree surveys, and monitoring for endangered species. He coauthored a Habitat Assessment MFR for the western pond turtle (*Actinemys marmorata*) and several bat species.

Pelicans Jaw Hybrid Solar Project, Lost Hills, CA. Mr. Lotts performed rare plant surveys (i.e., federally and state-listed Threatened and Endangered, Proposed, Petitioned, and Candidate plant species and CNPS List 1B and 2 species) on the project site during the floristic period, appropriate for each of the rare plant species identified with the potential to occur within the disturbed Project area following protocols established by the U.S. Fish and Wildlife Service (USFWS), CDFW, and CNPS. Mr. Lotts collected plant specimens and submitted to botanical gardens for official verifications.

California-High Speed Rail Authority, California High-Speed Rail Construction Package 2-3, Fresno to Bakersfield, CA. Biologist. Mr. Lotts provides environmental support to the Program Construction Management (PCM) team for the California High-Speed Rail Project Construction Package 2-3. Ms. Gama provides technical review of Lake and Streambed Alteration Agreements and Subnotification in support of changes to the projects design.

SoCalGas L2001W Santa Ana River Project. Environmental Monitor. Mr. Lotts is a California Department of Fish and Wildlife– and U.S. Fish and Wildlife Service–approved Environmental Monitor for the SoCalGas L2001W Santa Ana River project and ensured all avoidance and minimization measures were implemented and maintained, including, but not limited to, determining, and delineating appropriate avoidance and construction buffer areas; maintaining delineated access routes and work areas; monitoring for the presence of, and potential impacts to, special-status species; and maintaining/repairing/replacing any exclusionary fencing. Monitors maintained daily reports in the SoCalGas templates.

Sapphos environmental inc.

RESUME

Gabriela Robles

Biological Resource Analyst

Role: Biological Resource Analyst

Years of Experience: 2

Value Added to Team

- Nesting bird surveys
- Protocol-level surveys for special-status plants and wildlife
- Construction Monitoring
- Plant Voucher Collection Permit

Education

BS, Ecology and Evolutionary Biology, California State University, Northridge

Gabriela Robles is a biological resource analyst at Sapphos Environmental, Inc. with 2 years of experience performing biological resources studies and field work. Ms. Robles has conducted endangered plant monitoring and demography as well as habitat restoration and conservation of oak chaparral. She has collected demographic data on native plants in the field and has recorded and entered data in databases via ArcGIS FieldMaps.

Since joining Sapphos Environmental, Inc. Ms. Robles has conducted Rare Plant Surveys consistent with protocols established by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society for a 3,200-acre project in Lost Hills, California. These surveys are focused on the presence of Kern mallow, Ferris Goldfield and Lost Hills crownscale within the project area.

Ms. Robles has also performed surveys and documented biological resources in support of various Southern California Edison (SCE) transmission and distribution projects in Los Angeles, Riverside and San Bernardino County. These projects involved construction monitoring and surveys, including those for nesting birds, plant communities, rare plants, and special status wildlife species.

As part of her student work, Ms. Robles developed and conducted two independent field projects incorporating experimental design, field techniques, data analysis, and presentation of findings at a symposium. During this process, she led discussions on current literature focused on tropical ecology; collected field data at multiple locations including Andean cloud forest and Amazon Basin; worked and lived in remote locations and inclement weather; and utilized SPSS in data analysis and presentation. Ms. Robles investigated whether body size influences the vigilance of hummingbirds while foraging or feeding. She compared the foraging patterns of the brown violetear (*Colibri delphinae*) and the wire-crested thorntail (*Discosura popelairii*) to investigate the trade-off between territory defense and time spent foraging with two species of vastly different body sizes. In addition, she examined if the distance to safety is a factor in determining when to flee between two species of lizards: the forest whiptail (*Kentropyx pelviceps*) and the Española lava lizard (*Microlophus delanonis*).

Selected Project Experience

Pelicans Jaw Hybrid Solar Project. Ms. Robles performed rare plant surveys (i.e., federally and state-listed Threatened and Endangered, Proposed, Petitioned, and Candidate plant species and CNPS List 1B and 2 species) on the approximately 3,200-acre project site during the floristic period, appropriate for each of the rare plant species identified with the potential to occur within the disturbed Project area following protocols established by the USFWS, CDFW, and California Native Plant Society (CNPS).

Eaton Reservoir Annual Maintenance. Ms. Robles assisted in conducting the least Bell's vireo (*Vireo bellii pusillus*) surveys in support of the project in compliance with the Master Streambed Alteration Agreement. She is currently preparing the annual report for the project.

California High-Speed Rail Construction Package 2-3 Environmental Compliance Support for Excess Lands. Ms. Robles conducts compliance inspections on construction monitoring activities throughout the CP-2-3 alignment to comply with all applicable state and federal permits. Covered species under State and Federal permits included San Joaquin kit fox, San Joaquin antelope squirrel, Swainson's Hawk, Buena Vista Lake ornate shrew, blunt-nosed leopard lizard, and Tipton kangaroo rat.

Sapphos environmental inc.

RESUME

Anna Prestbo

QSD/QSP, QISP, CPSWQ

Role: Stormwater Specialist

Background/Certification

- Qualified SWPPP Developer & Practitioner (QSD/QSP) #27610
- Qualified Industrial Stormwater Practitioner (QISP) #01314
- Region 8 Scrap Metal Qualified Stormwater Practitioner (SM-QSP)
- Certified Professional in Stormwater Quality (CPSWQ) #1225
- Caltrans Water Pollution Control Manager (WPCM)

Years of Experience: 5

Value Added to Team

- Stormwater Pollution Prevention Plans (SWPPP)
- Water Quality Management Plans (WQMP)
- Industrial and construction stormwater sampling & monitoring
- Rain Event Action Plans (REAP)
- Best Management Practices (BMP) inspections
- Stormwater BMP implementation and consultation
- Risk determination
- Post-construction stabilization
- Sediment and Erosion Control Plans
- Industrial Site Source Assessments
- Level 1 and Level 2 Exceedance Response Action Reports & technical reports

Education

BS, Environmental Science, Political Science, Santa Clara University

Anna Prestbo has more than 6 years of experience in water quality services including laboratory, field, and project management. Ms. Prestbo has provided QSP inspections, reporting, and Stormwater Pollution Prevention Plan (SWPPP) development services to over 20 industrial sites under the Industrial General Permit and multiple construction sites under the Construction General Permit. She is a certified California Department of Transportation (Caltrans) Water Pollution Control Manager (WPCM) and has a deep understanding of stormwater Best Management Practices (BMPs), erosion control, and water quality management. In previous roles, Ms. Prestbo worked as a laboratory technician, water quality sampling technician, and project manager for low-level metals testing and speciation (chromatography) at an ELAP-certified environmental laboratory.

Ms. Prestbo is an experienced Qualified SWPPP Practitioner (QSP)/Qualified SWPPP developer (QSD) who has developed, maintained, and monitored SWPPPs for risk level 1 and risk level 2 construction sites from project inception to completion. Ms. Prestbo is experienced in stormwater sampling and analysis and is an excellent communicator of stormwater compliance. She has trained construction and maintenance crews on proper BMP installation, maintenance, and how to identify deficiencies.

Additionally, Ms. Prestbo has project experience with industrial stormwater compliance sites ranging from scrap metal yards to plastics processing. She has developed industrial SWPPPs, Notice of Intent (NOI), Notice of Termination (NOT), No Exposure Certifications (NEC) Notice of Non-Applicability (NONA), Exceedance Response Action Reports (ERA), and level 2 technical reports for clients. Ms. Prestbo specializes in supporting clients in meeting Numeric Action Limits (NALs) related to 303(d) impaired water body Total Maximum Daily Loads (TMDLs).

Ms. Prestbo has project experience with obtaining 401, 404 and 408 permitting from the State Water Resource Control Board and the United States Army Corps of Engineers for construction work in Waters of the United States (WOTUS). Ms. Prestbo has completed jurisdictional delineations for WOTUS for a storm drain connection within the Gateway Creek Wash in Yucaipa and has conducted wetlands delineation for the Los Angeles County Public Works at Eaton Canyon Debris Basin. Most recently, Ms. Prestbo supported HNTB in obtaining a 401 and 404 permit for the Doran Street Grade Separation, a bridge structure that is being built within the Verdugo Wash in the city of Glendale.

Ms. Prestbo regularly attends public hearings and workshops related to environmental permitting and the legal landscape surrounding stormwater permitting in California. Ms. Prestbo is in the process of obtaining her basic wetland delineation coursework as specified by the USACE and will be a certified wetland delineator by November, 2024. Ms. Prestbo is also a member of the California Stormwater Quality Association (CASQA), allowing her to stay up to date with California Specific Stormwater Management practices and regulations.

Selected Project Experience

South Coast Water District Lift Station #2 Dewatering Permit, Laguna Beach, California - Project Manager. Ms. Prestbo provided initial groundwater sampling and determined the need for treatment at a proposed lift station location, which required approximately 8,000 cubic yards of excavation and would generate up to 71,971 gallons per day of groundwater discharge to complete construction. Ms. Prestbo assessed alternative disposal options and determined treatment and discharge to the nearby Aliso Creek was the most viable option. As required by the San Diego Water Quality Control Board, Ms. Prestbo submitted a Notice of Intent to Dewater, including all required forms, a groundwater monitoring plan, project maps, disposal alternative analysis, and the treatment system certification. The NOI was accepted, and Ms. Prestbo is continuing to provide water quality monitoring to the project.

Program Construction Management (PCM) for the Construction Package (CP) 4 of the California High-Speed Rail Project (HSR) Wasco, California – Environmental Compliance. Sapphos Environmental, Inc. is providing environmental oversight under the HNTB team for CP-4. The CP-4 section is approximately 22 miles long and ranges from 1 mile north of Tulare/Kern County line to Poplar Avenue in Kern County to the south. This phase is part of the Initial Construction Section of the CA HSR project that would link the section north to Fresno, and south to Bakersfield. Under this contract, Sapphos Environmental, Inc. is the environmental compliance manager for the HSR authority. Ms. Prestbo has overseen SWPPP implementation, final stabilization BMP's, documented erosion features along the alignment, and evaluated effectiveness of drainage basins.

Doran Street and Broadway/Brazil Grade Separation Project, Los Angeles, California - Water Quality Specialist. Sapphos Environmental, Inc. provided environmental compliance support for this Los Angeles County Metropolitan Transportation Agency project, which involves building a structure in the Verdugo Wash, a tributary to the Los Angeles River. The project requires a USACE Section 408 Permit, USACE Section 404 Permit, Phase I Environmental Site Assessment, Biological Assessment, Cultural Resources Technical Report and Section 401 Regional Water Quality Control Board Permitting. In support of this project Ms. Prestbo worked alongside project engineers to narrate impacts to water quality and subsequent mitigation as required by each permit.

San Diego Metropolitan Transit System, San Diego, California - Qualified Industrial Stormwater Practitioner (QISP). Ms. Prestbo performed all QISP duties for the San Diego MTS trolley yard, bus maintenance yard, and bus wash facilities. Ms. Prestbo provided complete services for compliance with the Industrial General Permit including Industrial SWPPP updates as needed, SMARTS data uploads, site inspections, annual reporting, level 1 exceedance response action reports and level 2 exceedance response technical reports, evaluating effectiveness of BMP's and providing consultation to avoid exceedances of target pollutants.

Culver City Refuse. QISP. Ms. Prestbo provided all compliance services for the Industrial General Permit including monthly SWPPP inspections, stormwater sampling and SMARTS data uploads, annual reporting, annual Industrial SWPPP training. Ms. Prestbo inspected and provided consultation for maintenance and pollutant removal effectiveness of Low Impact Development features at the facility.

Pierce College Automotive Expansion Project. QSD. Ms. Prestbo provided QSD services to a multi-acre expansion project at Pierce College in Woodland Hills. Duties included SWPPP development, QSP inspections, stormwater sampling, submittal of change of Information (COI), annual reporting and rain event action plans as needed. Ms. Prestbo worked closely with the project foreman to ensure proper installation of erosion control measures across the sloped site.

8. Appendix B: USFWS IPaC Species List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

San Bernardino County, California



Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
San Bernardino Merriam's Kangaroo Rat Dipodomys merriami parvus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2060	Endangered
Stephens' Kangaroo Rat Dipodomys stephensi (incl. D. cascus) Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3495	Threatened

Birds

NAME	STATUS
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered

Reptiles

NAME	STATUS

NOT FOR CONSULTATION

Southwestern Pond Turtle Actinemys pallida — Proposed Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4768

Amphibians

NAME	STATUS
Western Spadefoot Spea hammondii	Proposed Threatened

Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5425

Fishes

NAME	STATUS
Santa Ana Sucker Catostomus santaanae	Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/3785

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus	Candidate

Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS
Gambel's Watercress Rorippa gambellii	Endangered

Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4201

Nevin's Barberry Berberis nevinii	Endangered

Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8025

NOT FOR CONSULTATION

San Diego Ambrosia Ambrosia pumila — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8287

Slender-horned Spineflower Dodecahema leptoceras — Endangered

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4007

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-

measures.pdf

- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

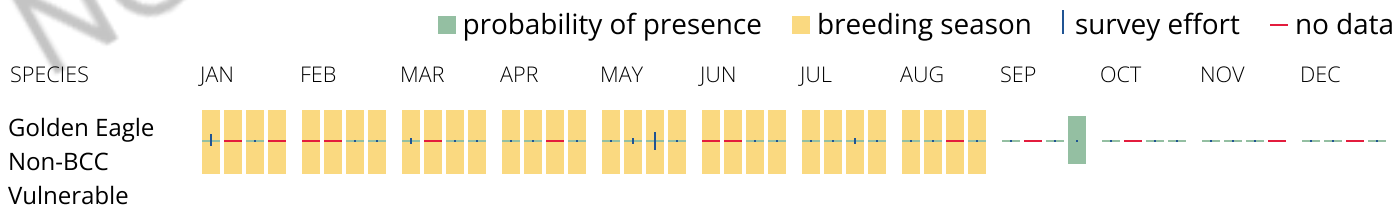
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-

golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31

Common Yellowthroat Geothlypis trichas sinuosa This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lawrence's Goldfinch Spinus lawrencei This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20
Northern Harrier Circus hudsonius This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Nuttall's Woodpecker Dryobates nuttallii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Santa Barbara Song Sparrow Melospiza melodia graminea This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/5513	Breeds Mar 1 to Sep 5

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

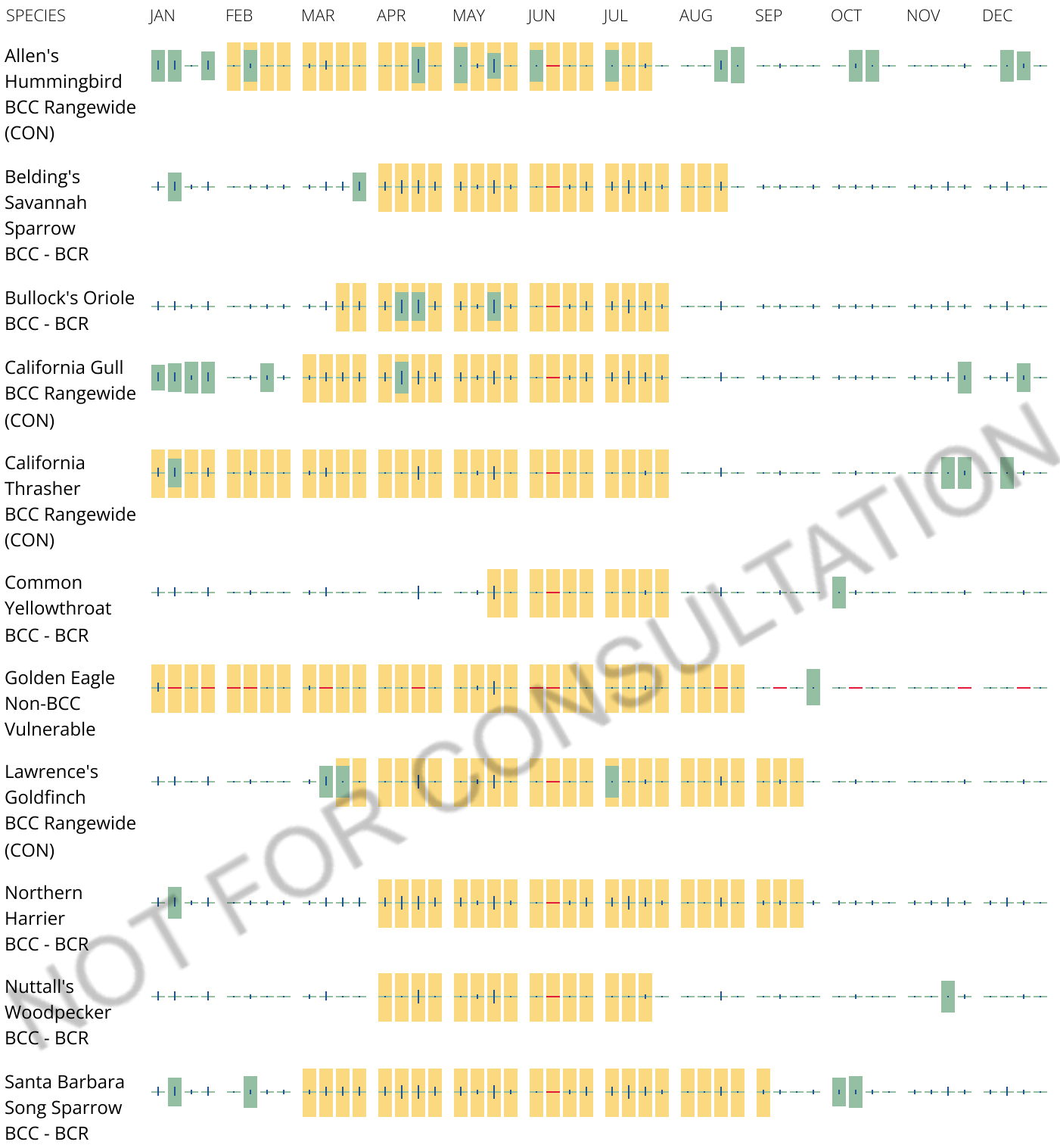
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

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Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

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This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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9. Appendix C: Results of the CNDDB 9-Quadrangle Search

OBJECTID	Scientific_Name	Common_Name	Element_Code	Occ_Number	MAPNDX	EONDX	Key_Quad_Code	Key_Quad_Name	Key_Cour
97779	Arizona elegans occidentalis	California glossy snake	ARADB01017	96	A3387	105023	3411713	San Bernardino South	SBD
49472	Athene cunicularia	burrowing owl	ABNSB10010	1793	81901	82874	3411724	Devore	SBD
102974	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	7	51663	51663	3411713	San Bernardino South	SBD
102997	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	30	A0911	102471	3411713	San Bernardino South	SBD
39677	Aspidoscelis tigris stejnegeri	coastal whiptail	ARACJ02143	83	72476	64661	3411713	San Bernardino South	SBD
97687	Neotoma lepida intermedia	San Diego desert woodrat	AMAFF08041	44	B3069	47638	3411723	San Bernardino North	SBD
76253	Malacothamnus parishii	Parish's bushmallow	PDMAL0Q0C0	2	68464	1255	3411713	San Bernardino South	SBD
84603	Perognathus longimembris brevinasus	Los Angeles pocket mouse	AMAFD01041	76	B3068	114992	3411723	San Bernardino North	SBD
45831	Symphyotrichum defoliatum	San Bernardino aster	PDASTE80C0	32	78675	60579	3411713	San Bernardino South	SBD
103003	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	36	A1016	102577	3411713	San Bernardino South	SBD
102977	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	10	60849	60885	3411714	Fontana	RIV
83472	Anniella stebbinsi	Southern California legless lizard	ARACC01060	417	B1752	113668	3411714	Fontana	SBD
35366	Athene cunicularia	burrowing owl	ABNSB10010	927	69265	70046	3411724	Devore	SBD
19677	Lepidium virginicum var. robinsonii	Robinson's pepper-grass	PDBRA1M114	20	35235	48304	3411713	San Bernardino South	SBD
82339	Anniella stebbinsi	Southern California legless lizard	ARACC01060	134	58906	112451	3411714	Fontana	SBD
102971	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	4	20142	9725	3411713	San Bernardino South	SBD
75841	Arizona elegans occidentalis	California glossy snake	ARADB01017	97	A3390	105026	3411713	San Bernardino South	SBD
102994	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	27	A0638	102195	3411713	San Bernardino South	SBD
43710	Calochortus plummerae	Plummer's mariposa-lily	PMLIL0D150	20	76820	1247	3411724	Devore	SBD
24360	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	9	54922	54922	3411714	Fontana	SBD
38254	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	878	71281	72185	3411724	Devore	SBD
103000	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	33	A0925	102483	3411713	San Bernardino South	SBD
67806	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	79	25607	5431	3411713	San Bernardino South	SBD
14676	Phrynosoma blainvillii	coast horned lizard	ARACF12100	322	20069	9882	3411724	Devore	SBD
81280	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	55	A9504	111354	3411714	Fontana	SBD
10706	Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	CTT32720CA	17	03286	24431	3411724	Devore	SBD
34467	Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	23	68464	68724	3411713	San Bernardino South	SBD

102980	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	13	60859	60895	3411713	San Bernardino South	SBD
26813	Lasiurus xanthinus	western yellow bat	AMACC05070	39	35235	58949	3411713	San Bernardino South	SBD
97739	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	87	A9843	111712	3411724	Devore	SBD
46638	Anniella stebbinsi	Southern California legless lizard	ARACC01060	9	79359	80341	3411724	Devore	SBD
71945	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	202	47476	47476	3311784	Riverside West	RIV
102986	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	19	99376	100926	3411714	Fontana	RIV
83859	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	3	03361	18415	3411723	San Bernardino North	SBD
76197	Arizona elegans occidentalis	California glossy snake	ARADB01017	235	54923	105420	3411714	Fontana	SBD
102995	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	28	A0908	102469	3411713	San Bernardino South	SBD
9390	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	20	20067	12519	3411713	San Bernardino South	SBD
103001	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	34	A0993	102551	3411713	San Bernardino South	SBD
69670	Bombus crotchii	Crotch's bumble bee	IIHYM24480	186	97676	99038	3411724	Devore	SBD
17379	Gila orcuttii	arroyo chub	AFCJB13120	26	34090	41451	3411713	San Bernardino South	SBD
67947	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	41	96407	97567	3411724	Devore	SBD
17588	Phrynosoma blainvillii	coast horned lizard	ARACF12100	441	41870	41870	3411714	Fontana	SBD
82305	Anniella stebbinsi	Southern California legless lizard	ARACC01060	123	B0544	112408	3411713	San Bernardino South	SBD
102989	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	22	99385	100936	3411714	Fontana	SBD
11746	Sidalcea neomexicana	salt spring checkerbloom	PDMAL110J0	6	35235	4014	3411713	San Bernardino South	SBD
27933	Lepus californicus bennettii	San Diego black-tailed jackrabbit	AMAEB03051	65	60489	60525	3411723	San Bernardino North	SBD
35707	Astragalus hornii var. hornii	Horn's milk-vetch	PDFAB0F421	1	35235	70402	3411713	San Bernardino South	SBD
67944	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	38	96404	97564	3411713	San Bernardino South	SBD
17668	Chorizanthe parryi var. parryi	Parry's spineflower	PDPGN040J2	35	42074	42074	3411723	San Bernardino North	SBD
102969	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	2	20140	9727	3411713	San Bernardino South	SBD
102998	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	31	A0918	102478	3411713	San Bernardino South	SBD
24335	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	7	20580	54868	3411713	San Bernardino South	SBD
49467	Athene cunicularia	burrowing owl	ABNSB10010	1786	81886	82859	3411714	Fontana	SBD
102113	Charina umbratica	southern rubber boa	ARADA01011	59	72487	27438	3411722	Harrison Mtn.	SBD

102975	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	8	51664	51664	3411714	Fontana	SBD
10057	Phrynosoma blainvillii	coast horned lizard	ARACF12100	324	20072	9885	3411724	Devore	SBD
81667	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	15	71092	49716	3411713	San Bernardino South	SBD
72461	Aspidoscelis hyperythra	orange-throated whiptail	ARACJ02060	406	99701	101248	3411713	San Bernardino South	SBD
102978	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	11	60853	60889	3411714	Fontana	RIV
82285	Anniella stebbinsi	Southern California legless lizard	ARACC01060	112	35235	112382	3411713	San Bernardino South	SBD
102145	Charina umbratica	southern rubber boa	ARADA01011	97	A7942	120615	3411733	Silverwood Lake	SBD
102992	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	25	A0447	102005	3411713	San Bernardino South	SBD
47739	Sphenopholis obtusata	prairie wedge grass	PMPOA5T030	11	54529	81340	3411713	San Bernardino South	SBD
102970	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	3	51553	9726	3411713	San Bernardino South	SBD
102993	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	26	A0449	102006	3411713	San Bernardino South	SBD
19615	Chorizanthe parryi var. parryi	Parry's spineflower	PDPGN040J2	2	03430	10156	3411713	San Bernardino South	SBD
26276	Perognathus longimembris brevinasus	Los Angeles pocket mouse	AMAFD01041	46	58145	58181	3411713	San Bernardino South	SBD
24361	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	10	54923	54923	3411714	Fontana	SBD
39667	Nasturtium gambelii	Gambel's water cress	PDBRA270V0	4	72459	29006	3411713	San Bernardino South	SBD
67945	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	39	96405	97565	3411713	San Bernardino South	SBD
17111	Arenaria paludicola	marsh sandwort	PDCAR040L0	8	40810	40810	3411713	San Bernardino South	SBD
87355	Neolarra alba	white cuckoo bee	IIHYM81010	3	54922	119062	3411714	Fontana	SBD
39498	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	30	71722	72620	3411713	San Bernardino South	SBD
72462	Dodecahema leptoceras	slender-horned spineflower	PDPGN0V010	4	03430	41051	3411713	San Bernardino South	SBD
74171	Ambrosia monogyra	singlewhorl burrobrush	PDAST50010	14	69399	70175	3411724	Devore	SBD
11446	Carex comosa	bristly sedge	PMCYP032Y0	1	03430	29005	3411713	San Bernardino South	SBD
87902	Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	CTT61330CA	64	03377	15789	3411713	San Bernardino South	SBD
26757	Lasiurus xanthinus	western yellow bat	AMACC05070	34	58906	58942	3411714	Fontana	SBD
97783	Anniella stebbinsi	Southern California legless lizard	ARACC01060	106	B0502	112366	3411723	San Bernardino North	SBD
92224	Arizona elegans occidentalis	California glossy snake	ARADB01017	233	A3777	105416	3411713	San Bernardino South	SBD
61971	Chorizanthe parryi var. parryi	Parry's spineflower	PDPGN040J2	103	91699	92773	3411724	Devore	SBD
83860	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	23	28749	29320	3411713	San Bernardino South	SBD

60448	Buteo swainsoni	Swainson's hawk	ABNKC19070	2551	35235	91481	3411713	San Bernardino South	SBD
25967	Taxidea taxus	American badger	AMAJF04010	306	35235	57566	3411713	San Bernardino South	SBD
102987	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	20	99381	100932	3411714	Fontana	SBD
88340	Lycium parishii	Parish's desert-thorn	PDSOL0G0D0	4	37024	32021	3411723	San Bernardino North	SBD
102996	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	29	A0910	102470	3411713	San Bernardino South	SBD
25801	Lepus californicus bennettii	San Diego black-tailed jackrabbit	AMAEB03051	54	57353	57369	3411714	Fontana	SBD
97780	Laterallus jamaicensis coturniculus	California black rail	ABNME03041	64	A3951	105613	3411713	San Bernardino South	SBD
102973	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	6	49119	49119	3411714	Fontana	SBD
76169	Arizona elegans occidentalis	California glossy snake	ARADB01017	234	58909	105418	3411723	San Bernardino North	SBD
49465	Athene cunicularia	burrowing owl	ABNSB10010	273	39621	34623	3411713	San Bernardino South	SBD
18708	Perognathus longimembris brevinasus	Los Angeles pocket mouse	AMAFD01041	20	20141	45407	3411713	San Bernardino South	SBD
46059	Catostomus santaanae	Santa Ana sucker	AFCJC02190	27	78873	30063	3411713	San Bernardino South	SBD
82306	Anniella stebbinsi	Southern California legless lizard	ARACC01060	124	B0546	112409	3411713	San Bernardino South	SBD
102984	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	17	99373	100922	3411714	Fontana	RIV
82303	Anniella stebbinsi	Southern California legless lizard	ARACC01060	122	B0542	112406	3411713	San Bernardino South	SBD
26050	Chaetodipus fallax fallax	northwestern San Diego pocket mouse	AMAFD05031	61	57353	57717	3411714	Fontana	SBD
82681	Euphydryas editha quino	quino checkerspot butterfly	IILEPK405L	111	35235	112822	3411713	San Bernardino South	SBD
23992	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	262	54529	54529	3411713	San Bernardino South	SBD
102990	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	23	99388	100937	3411714	Fontana	SBD
26760	Lasiurus xanthinus	western yellow bat	AMACC05070	37	58909	58945	3411723	San Bernardino North	SBD
17457	Athene cunicularia	burrowing owl	ABNSB10010	335	41652	41652	3411714	Fontana	SBD
81651	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	30	71093	72002	3411723	San Bernardino North	SBD
97781	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	71	A9637	111495	3411724	Devore	SBD
81388	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	6	45086	45086	3411723	San Bernardino North	SBD
49466	Athene cunicularia	burrowing owl	ABNSB10010	1785	81885	82858	3411713	San Bernardino South	SBD
97664	Anniella stebbinsi	Southern California legless lizard	ARACC01060	105	B0501	112365	3411723	San Bernardino North	SBD
102999	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	32	A1000	102541	3411713	San Bernardino South	SBD

14936	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	451	24160	25918	3411723	San Bernardino North	SBD
99905	Bombus pensylvanicus	American bumble bee	IIHYM24260	179	B9204	125402	3411724	Devore	SBD
102968	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	1	20139	9728	3411713	San Bernardino South	SBD
26048	Chaetodipus fallax fallax	northwestern San Diego pocket mouse	AMAFD05031	60	49716	57715	3411713	San Bernardino South	SBD
1059	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	462	30072	29845	3411714	Fontana	SBD
13499	Perognathus longimembris brevinasus	Los Angeles pocket mouse	AMAFD01041	15	03375	6367	3411713	San Bernardino South	SBD
67943	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	37	96403	97563	3411713	San Bernardino South	SBD
10705	Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	CTT32720CA	3	03283	24427	3411724	Devore	SBD
26271	Perognathus longimembris brevinasus	Los Angeles pocket mouse	AMAFD01041	42	58096	58132	3411713	San Bernardino South	SBD
88335	Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	AFCHA0209J	18	B0498	112361	3311778	Anaheim	ORA
102991	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	24	99397	100953	3411714	Fontana	RIV
62410	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	125	66322	93157	3411713	San Bernardino South	SBD
51982	Cuscuta obtusiflora var. glandulosa	Peruvian dodder	PDCUS01111	1	83834	84862	3411713	San Bernardino South	SBD
102985	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	18	99374	100924	3411714	Fontana	RIV
32065	Eumops perotis californicus	western mastiff bat	AMACD02011	83	66322	66415	3411713	San Bernardino South	SBD
97675	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	88	A9853	111718	3411723	San Bernardino North	SBD
73304	Falco columbarius	merlin	ABNKD06030	35	A0495	102057	3411713	San Bernardino South	SBD
43234	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	4	20101	18414	3411723	San Bernardino North	SBD
13496	Phrynosoma blainvillii	coast horned lizard	ARACF12100	296	03357	27952	3411723	San Bernardino North	SBD
19616	Helianthus nuttallii ssp. parishii	Los Angeles sunflower	PDAST4N102	5	03430	48210	3411713	San Bernardino South	SBD
16344	Chaetodipus fallax fallax	northwestern San Diego pocket mouse	AMAFD05031	19	38003	33574	3411723	San Bernardino North	SBD
44276	Calochortus plummerae	Plummer's mariposa-lily	PMLIL0D150	130	77259	78172	3411723	San Bernardino North	SBD
69669	Bombus crotchii	Crotch's bumble bee	IIHYM24480	184	97670	99036	3411713	San Bernardino South	SBD
103002	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	35	A1015	102576	3411713	San Bernardino South	SBD
92637	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	29	71721	72619	3411713	San Bernardino South	SBD
99908	Bombus pensylvanicus	American bumble bee	IIHYM24260	182	B9206	125406	3411713	San Bernardino South	SBD
82301	Anniella stebbinsi	Southern California legless lizard	ARACC01060	121	B0539	112403	3411713	San Bernardino South	SBD

12663	Monardella pringlei	Pringle's monardella	PDLAM180J0	2	20580	9659	3411713	San Bernardino South	SBD
67946	Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	PDPLM03035	40	96406	97566	3411713	San Bernardino South	SBD
97672	Dipodomys merriami parvus	San Bernardino kangaroo rat	AMAFD03143	2	A9814	33010	3411723	San Bernardino North	SBD
27070	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	PDSCR0J0C2	16	40810	34954	3411713	San Bernardino South	SBD
13505	Phrynosoma blainvillii	coast horned lizard	ARACF12100	268	03409	27980	3411723	San Bernardino North	SBD
101794	Thamnophis sirtalis pop. 1	south coast gartersnake	ARADB3613F	24	C0873	132104	3411713	San Bernardino South	SBD
71916	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	934	99261	100788	3411714	Fontana	SBD
62009	Chorizanthe parryi var. parryi	Parry's spineflower	PDPGN040J2	126	91729	92808	3411724	Devore	SBD
92354	Centromadia pungens ssp. laevis	smooth tarplant	PDAST4R0R4	1	28186	4993	3411723	San Bernardino North	SBD
26758	Lasiurus xanthinus	western yellow bat	AMACC05070	35	58907	58943	3411713	San Bernardino South	SBD
69683	Bombus crotchii	Crotch's bumble bee	IIHYM24480	185	54923	99037	3411714	Fontana	SBD
102988	Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	IIDIP05021	21	99383	100934	3411714	Fontana	SBD
14999	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	452	24991	6361	3411713	San Bernardino South	SBD
97821	Anniella stebbinsi	Southern California legless lizard	ARACC01060	125	B0547	112411	3411714	Fontana	RIV
30837	Lepus californicus bennettii	San Diego black-tailed jackrabbit	AMAEB03051	67	64582	64662	3411713	San Bernardino South	SBD

10. Appendix D: Results of the CNPS 9-Quadrangle Search

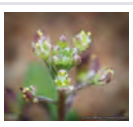
CNPS Rare Plant Inventory

Search Results

27 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3411713:3411714**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Arenaria paludicola	marsh sandwort	Caryophyllaceae	perennial stoloniferous herb	May-Aug	FE	CE	G1	S1	1B.1		1984-01-01	No Photo Available
Asplenium vespertinum	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	G3?	S4	4.2		1974-01-01	No Photo Available
Astragalus hornii var. *hornii*	Horn's milk-vetch	Fabaceae	annual herb	May-Oct	None	None	GUT1	S1	1B.1		2006-12-01	No Photo Available
Calochortus plummerae	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G4	S4	4.2	Yes	1994-01-01	No Photo Available
Carex comosa	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	None	None	G5	S2	2B.1		1994-01-01	 Dean Wm. Taylor 1997
Centromadia pungens ssp. *laevis*	smooth tarplant	Asteraceae	annual herb	Apr-Sep	None	None	G3G4T2	S2	1B.1	Yes	1994-01-01	No Photo Available
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct(Nov)	FE	CE	G4?T1	S1	1B.2		1974-01-01	No Photo Available
Chorizanthe leptotheca	Peninsular spineflower	Polygonaceae	annual herb	May-Aug	None	None	G3	S3	4.2		1994-01-01	No Photo Available
Chorizanthe parryi var. *parryi*	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1	Yes	1994-01-01	 © 2012 Keir Morse
Cuscuta obtusiflora var. *glandulosa*	Peruvian dodder	Convolvulaceae	annual vine (parasitic)	Jul-Oct	None	None	G5T4?	SH	2B.2		2011-08-24	No Photo Available

Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2		2001-01-01	No Photo Available
Dodecahema leptoceras	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Eriastrum densifolium ssp. *sanctorum*	Santa Ana River woollystar	Polemoniaceae	perennial herb	Apr-Sep	FE	CE	G4T1	S1	1B.1	Yes	1980-01-01	No Photo Available
Galium californicum ssp. *primum*	Alvin Meadow bedstraw	Rubiaceae	perennial herb	May-Jul	None	None	G5T2	S2	1B.2	Yes	1974-01-01	 © 2013 Keir Morse
Helianthus nuttallii ssp. *parishii*	Los Angeles sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	None	None	G5TX	SX	1A	Yes	1974-01-01	No Photo Available
Horkelia cuneata var. *puberula*	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	G4T1	S1	1B.1	Yes	2001-01-01	 © 2008 Tony Morosco
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2	Yes	1994-01-01	 © 2020 Zoya Akulova
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	G5T3	S3	4.3		1994-01-01	 © 2015 Keir Morse
Lycium parishii	Parish's desert-thorn	Solanaceae	perennial shrub	Mar-Apr	None	None	G4	S1	2B.3		1980-01-01	No Photo Available
Malacothamnus parishii	Parish's bushmallow	Malvaceae	perennial deciduous shrub	Jun-Jul	None	None	GXQ	SX	1A	Yes	1974-01-01	 © 2021 Keir Morse
Monardella pringlei	Pringle's monardella	Lamiaceae	annual herb	May-Jun	None	None	GX	SX	1A	Yes	1974-01-01	No Photo Available
Nasturtium gambelii	Gambel's water cress	Brassicaceae	perennial rhizomatous herb	Apr-Oct	FE	CT	G1	S1	1B.1		1980-01-01	No Photo Available
Ribes divaricatum var. *parishii*	Parish's gooseberry	Grossulariaceae	perennial deciduous shrub	Feb-Apr	None	None	G5TX	SX	1A	Yes	1988-01-01	No Photo Available

Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	G3	S2	2B.2		1994-01-01	No Photo Available
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	None	None	G4	S2	2B.2		1994-01-01	No Photo Available
Sphenopholis obtusata	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	2B.2		1974-01-01	No Photo Available
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov	None	None	G2	S2	1B.2	Yes	2004-01-01	No Photo Available

Showing 1 to 27 of 27 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 12 September 2024].

11. Appendix E: Site Photographs



PHOTO 1
Western connection to existing trail



PHOTO 2
Existing conditions of western end

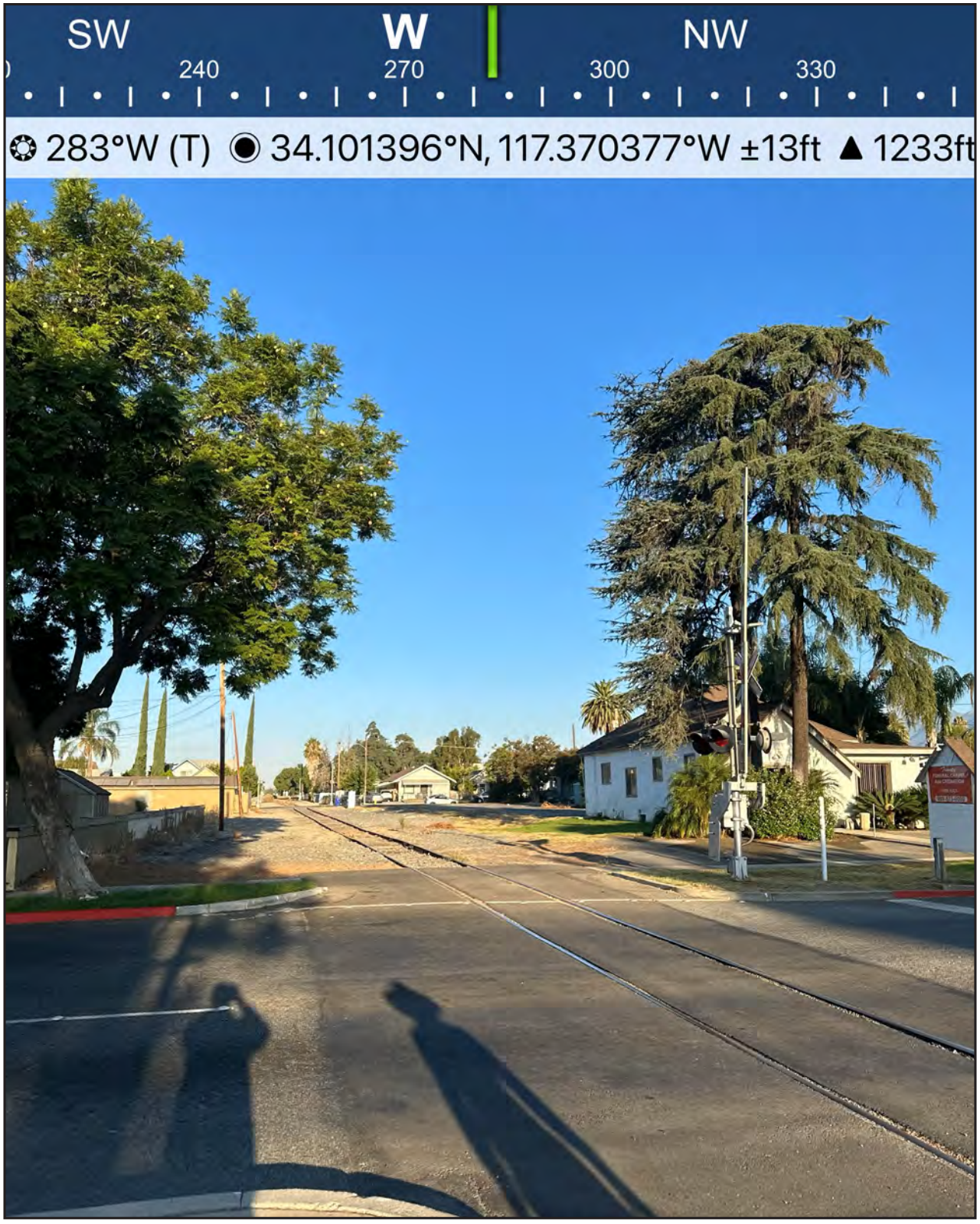


PHOTO 3
Project center point looking west



PHOTO 4
Inactive bird nest observed within the BSA



PHOTO 5
Existing conditions eastern end of the project site



PHOTO 6
Suitable nesting habitat within the BSA



PHOTO 7
Existing landcover within the BSA

12. Appendix F: Species Compendium

Common Name	Scientific Name
Birds	
Allen's hummingbird	*Selasphorus sasin*
American crow	*Corvus brachyrhynchos*
American goldfinch	*Spinus tristis*
American kestrel	*Falco sparverius*
American robin	*Turdus migratorius*
Anna's hummingbird	*Calypte anna*
black phoebe	*Sayornis nigricans*
common raven	*Corvus corax*
Eurasian collared-dove	*Streptopelia decaocto*
European starling	*Sturnus vulgaris)*
house finch	*Haemorhous mexicanus*
house sparrow	*Passer domesticus*
house wren	*Troglodytes aedon*
lesser goldfinch	*Spinus psaltria*
mourning dove	*Zenaida macroura*
northern mockingbird	*Mimus polyglottos*
red-tailed hawk	*Buteo jamaicensis*
rock pigeon	*Columba livia*
song sparrow	*Melospiza melodia*
turkey vulture	*Cathartes aura*
Mammals	
cottontail	*Sylvilagus audubonii*
domestic cat	*Felis catus*
opossum	*Didelphis virginiana*
racoon	*Procyon lotor*
Norway rat	*Rattus norvegicus*
Reptiles	
side-blotched lizard	*Uta stansburiana*
western fence lizard	*Sceloporus occidentalis*

Common Name	Scientific Name
oat sp.	*Avena* sp.
black mustard	*Brassica nigra*
brome sp.	*Bromus* sp.
eucalyptus	*Eucalyptus* sp.
sunflower	*Helianthus* sp.
Russian thistle	*Salsola tragus*
doveweed	*Croton setigerus*
Tree of heaven	*Ailanthus altissima*
Golden crownbeard	*Verbesina encelioides*
elderberry	*Sambucus nigra*
Myrtle cactus	*Myrtillocactus sp.*
Bougainvillea	*Bougainvillea sp.*
Mexican fan palm	*Washingtonia robusta*
puncture vine	*Tribulus terrestris*
Lambs quarter	*Chenopodium album*
ficus sp.	*Ficus* sp.
castor bean	*Ricinus communis*
Common mallow	*Malva neglecta*
Paper mulberry	*Broussonetia papyrifera*

Appendix D

Biological Resources Desktop Analysis Results

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Galium californicum ssp. primum	Alvin Meadow bedstraw	Dicots	None	None	G5T2	S2	1B.2	Bureau of Land Manamgement S-Sensitive | SB_CalBat Group/RSABG-California/Rancho Santa Ana Botanic Garden | US Forest Service_S-Sensitive	Chaparral | Lower montane coniferous forest
Taxidea taxus	American badger	Mammals	None	None	G5	S3		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie | Coastal scrub | Desert dunes | Desert wash | Freshwater marsh | Great Basin grassland | Great Basin scrub | Interior dunes | Ione formation | Joshua tree woodland | Limestone | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | Mojavean desert scrub | Montane dwarf scrub | North coast coniferous forest | Oldgrowth | Pavement plain | Redwood | Riparian forest | Riparian scrub | Riparian woodland | Salt marsh | Sonoran desert scrub | Sonoran thorn woodland | Ultramafic | Upper montane coniferous forest | Upper Sonoran scrub | Valley & foothill grassland
Bombus pensylvanicus	American bumble bee	Insects	None	None	G3G4	S2		IUCN_VU-Vulnerable	Coastal prairie | Great Basin grassland | Valley & foothill grassland
Euchloe hyantis andrewsi	Andrew's marble butterfly	Insects	None	None	G3G4T2	S2			Lower montane coniferous forest
Gila orcuttii	arroyo chub	Fish	None	None	G1	S2		AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USForest Service_S-Sensitive	Aquatic | South coast flowing waters
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	G5	S3		BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern | USFS_S-Sensitive	Lower montane coniferous forest | Oldgrowth
Sidalcea malviflora ssp. dolosa	Bear Valley checkerbloom	Dicots	None	None	G4G5T2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Lower montane coniferous forest | Meadow & seep | Riparian woodland | Upper montane coniferous forest | Wetland
Artemisiospiza belli belli	Bell's sparrow	Birds	None	None	G5T2T3	S3		CDFW_WL-Watch List	Chaparral | Coastal scrub
Phacelia stellaris	Brand's star phacelia	Dicots	None	None	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal dunes | Coastal scrub
Carex comosa	bristly sedge	Monocots	None	None	G5	S2	2B.1	IUCN_LC-Least Concern	Coastal prairie | Freshwater marsh | Marsh & swamp | Valley & foothill grassland | Wetland
Athene cunicularia	burrowing owl	Birds	None	Candidate Endangered	G4	S2		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland
Eugnosta busckana	Busck's gallmoth	Insects	None	None	G1G3	S2S3			Coastal dunes | Coastal scrub
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened	G3T1	S2		BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_EN-Endangered	Brackish marsh | Freshwater marsh | Marsh & swamp | Salt marsh | Wetland
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	G5T2	S2		CDFW_SSC-Species of Special Concern	
Eremophila alpestris actia	California horned lark	Birds	None	None	G5T4Q	S4		CDFW_WL-Watch List | IUCN_LC-Least Concern	Marine intertidal & splash zone communities | Meadow & seep
Rana draytonii	California red-legged frog	Amphibians	Threatened	None	G2G3	S2S3		CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable	Aquatic | Artificial flowing waters | Artificial standing waters | Freshwater marsh | Marsh & swamp | Riparian forest | Riparian scrub | Riparian woodland | Sacramento/San Joaquin flowing

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
									waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland
Imperata brevifolia	California satintail	Monocots	None	None	G3	S3	2B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Meadow & seep | Mojavean desert scrub | Riparian scrub | Wetland
Senecio aphanactis	chaparral ragwort	Dicots	None	None	G3	S2	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Cismontane woodland | Coastal scrub
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	G4	S4		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	G5T4	S3		CDFW_SSC-Species of Special Concern	Coastal scrub
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Species of Special Concern	Coastal bluff scrub | Coastal scrub
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	G5T5	S3		CDFW_SSC-Species of Special Concern	
Accipiter cooperii	Cooper's hawk	Birds	None	None	G5	S4		CDFW_WL-Watch List | IUCN_LC-Least Concern	Cismontane woodland | Riparian forest | Riparian woodland | Upper montane coniferous forest
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	G4T2	S2	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Alkali playa | Marsh & swamp | Salt marsh | Vernal pool | Wetland
Bombus crotchii	Crotch's bumble bee	Insects	None	Candidate Endangered	G2	S2		IUCN_EN-Endangered	
Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	Insects	Endangered	None	G1T1	S1			Interior dunes
Ceratochrysis longimala	Desert cuckoo wasp	Insects	None	None	G1	S1			
Buteo regalis	ferruginous hawk	Birds	None	None	G4	S3S4		CDFW_WL-Watch List | IUCN_LC-Least Concern	Great Basin grassland | Great Basin scrub | Pinon & juniper woodlands | Valley & foothill grassland
Nasturtium gambelii	Gambel's water cress	Dicots	Endangered	Threatened	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Brackish marsh | Freshwater marsh | Marsh & swamp | Wetland
Cicindela tranquebarica viridissima	greenest tiger beetle	Insects	None	None	G5T1	S1			Riparian woodland
Monardella macrantha ssp. hallii	Hall's monardella	Dicots	None	None	G5T3	S3	1B.3	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Cismontane woodland | Lower montane coniferous forest | Valley & foothill grassland
Astragalus hornii var. hornii	Horn's milk-vetch	Dicots	None	None	GUT1	S1	1B.1	BLM_S-Sensitive	Alkali playa | Meadow & seep | Wetland
Streptanthus bernardinus	Laguna Mountains jewelflower	Dicots	None	None	G3G4	S3S4	4.3	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Lower montane coniferous forest | Upper montane coniferous forest
Spinus lawrencei	Lawrence's goldfinch	Birds	None	None	G3G4	S4		IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest | Chaparral | Pinon & juniper woodlands | Riparian woodland
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	G5T2	S3			Riparian forest | Riparian scrub | Riparian woodland

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Lilium parryi	lemon lily	Monocots	None	None	G3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Lower montane coniferous forest | Meadow & seep | Riparian forest | Upper montane coniferous forest | Wetland
Lanius ludovicianus	loggerhead shrike	Birds	None	None	G4	S4		CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Broadleaved upland forest | Desert wash | Joshua tree woodland | Mojavean desert scrub | Pinon & juniper woodlands | Riparian woodland | Sonoran desert scrub
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	G5T2	S1S2		CDFW_SSC-Species of Special Concern	Coastal scrub
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	Dicots	None	None	G5TX	SX	1A		Freshwater marsh | Marsh & swamp | Salt marsh | Wetland
Arenaria paludicola	marsh sandwort	Dicots	Endangered	Endangered	G1	S1	1B.1	SB_SBBG-Santa Barbara Botanic Garden	Freshwater marsh | Marsh & swamp | Wetland
Falco columbarius	merlin	Birds	None	None	G5	S3S4		CDFW_WL-Watch List | IUCN_LC-Least Concern	Estuary | Great Basin grassland | Valley & foothill grassland
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	G4T1	S1	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub
Bombus morrisoni	Morrison bumble bee	Insects	None	None	G3	S1S2		IUCN_VU-Vulnerable	
Allium howellii var. clokeyi	Mt. Pinos onion	Monocots	None	None	G3G4T2	S2	1B.3	SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Great Basin scrub | Meadow & seep | Pinon & juniper woodlands
Berberis nevinii	Nevin's barberry	Dicots	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Riparian scrub
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	None	None	G5T3T4	S3S4			Chaparral | Coastal scrub
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	G5	S2S3		CDFW_WL-Watch List | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub
Antrozous pallidus	pallid bat	Mammals	None	None	G4	S3		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland
Chaetodipus fallax pallidus	pallid San Diego pocket mouse	Mammals	None	None	G5T3T4	S3S4			Desert wash | Pinon & juniper woodlands | Sonoran desert scrub
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	Monocots	None	None	G3T2	S2	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Meadow & seep
Heuchera parishii	Parish's alumroot	Dicots	None	None	G3	S3	1B.3	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Alpine boulder & rock field | Limestone | Lower montane coniferous forest | Subalpine coniferous forest | Upper montane coniferous forest
Malacothamnus parishii	Parish's bushmallow	Dicots	None	None	GXQ	SX	1A		Chaparral | Coastal scrub
Lycium parishii	Parish's desert-thorn	Dicots	None	None	G4	S1	2B.3	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub | Sonoran desert scrub
Ribes divaricatum var. parishii	Parish's gooseberry	Dicots	None	None	G5TX	SX	1A		Riparian woodland
Perideridia parishii ssp. parishii	Parish's yampah	Dicots	None	None	G4T3T4	S2	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Lower montane coniferous forest | Meadow & seep | Upper montane coniferous forest

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	G3T2	S2	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland
Cuscuta obtusiflora var. glandulosa	Peruvian dodder	Dicots	None	None	G5T4?	SH	2B.2		Marsh & swamp | Wetland
Calochortus plummerae	Plummer's mariposa-lily	Monocots	None	None	G4	S4	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Valley & foothill grassland
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	G5	S3		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Joshua tree woodland | Pinon & juniper woodlands | Riparian scrub | Sonoran desert scrub
Sphenopholis obtusata	prairie wedge grass	Monocots	None	None	G5	S2	2B.2		Cismontane woodland | Meadow & seep | Wetland
Monardella pringlei	Pringle's monardella	Dicots	None	None	GX	SX	1A		Coastal scrub
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None	G4G5T1T2	S1S2			Chaparral | Coastal scrub
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	G4	S3		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Mojavean desert scrub | Sonoran desert scrub
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	G1G2	S2		IUCN_EN-Endangered	Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	Scrub	None	None	G1	S1.1			Coastal scrub
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	G5T3	S3	4.3		Chaparral | Coastal scrub
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	Endangered	Endangered	G4?T1	S1	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Coastal dunes | Marsh & swamp | Salt marsh | Wetland
Sidalcea neomexicana	salt spring checkerbloom	Dicots	None	None	G4	S2	2B.2	USFS_S-Sensitive	Alkali playa | Chaparral | Coastal scrub | Lower montane coniferous forest | Mojavean desert scrub | Wetland
Symphyotrichum defoliatum	San Bernardino aster	Dicots	None	None	G2	S2	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | Valley & foothill grassland
Glaucomys oregonensis californicus	San Bernardino flying squirrel	Mammals	None	None	G5T1T2	S1S2		CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Broadleaved upland forest | Lower montane coniferous forest
Dipodomys merriami parvus	San Bernardino kangaroo rat	Mammals	Endangered	Endangered	G5T1	S1		CDFW_SSC-Species of Special Concern	Coastal scrub
Castilleja lasiorhyncha	San Bernardino Mountains owl's-clover	Dicots	None	None	G2?	S2?	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Meadow & seep | Pavement plain | Riparian woodland | Upper montane coniferous forest | Wetland
Ambrosia pumila	San Diego ambrosia	Dicots	Endangered	None	G1	S1	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Coastal scrub | Valley & foothill grassland
Coleonyx variegatus abbotti	San Diego banded gecko	Reptiles	None	None	G5T5	S1S2		CDFW_SSC-Species of Special Concern	Chaparral | Coastal scrub
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	G5T3T4	S3S4			Coastal scrub

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	G5T3T4	S3S4		CDFW_SSC-Species of Special Concern	Coastal scrub
Batrachoseps gabrieli	San Gabriel slender salamander	Amphibians	None	None	G2G3	S2S3		IUCN_DD-Data Deficient | USFS_S-Sensitive	Talus slope
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Dicots	Endangered	Endangered	G4T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub
Rhinichthys gabrielino	Santa Ana speckled dace	Fish	Proposed Threatened	None	G5T1	S1		AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Aquatic | South coast flowing waters
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None	G1	S1		AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	Aquatic | South coast flowing waters
Opuntia basilaris var. brachyclada	short-joint beavertail	Dicots	None	None	G5T3	S3	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Joshua tree woodland | Mojavean desert scrub | Pinon & juniper woodlands
Ivesia argyrocoma var. argyrocoma	silver-haired ivesia	Dicots	None	None	G2T2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Meadow & seep | Pavement plain | Upper montane coniferous forest
Ambrosia monogyra	singlewhorl burrobrush	Dicots	None	None	G5	S2	2B.2	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Sonoran desert scrub
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	None	None	G3G4T2	S2	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa | Chenopod scrub | Meadow & seep | Riparian woodland | Valley & foothill grassland | Wetland
Pelazoneuron puberulum var. sonorense	Sonoran maiden fern	Ferns	None	None	G5T4	S2	2B.2	USFS_S-Sensitive	Meadow & seep | Wetland
Thamnophis sirtalis pop. 1	south coast gartersnake	Reptiles	None	None	G5T1T2	S1S2		CDFW_SSC-Species of Special Concern	Artificial standing waters | Marsh & swamp | Riparian scrub | Riparian woodland | South coast flowing waters | South coast standing waters | Wetland
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None	GNR	SNR			
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	G3	S3		CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Coastal dunes | Coastal scrub
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	G5T3	S4		CDFW_WL-Watch List	Chaparral | Coastal scrub
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None	G4	S4			Riparian forest
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None	G3	S3.2			Riparian forest
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	G5T3	S3		CDFW_SSC-Species of Special Concern	Chenopod scrub
Streptanthus campestris	southern jewelflower	Dicots	None	None	G3	S3	1B.3	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Pinon & juniper woodlands
Southern Mixed Riparian Forest	Southern Mixed Riparian Forest	Riparian	None	None	G2	S2.1			Riparian forest

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Rana muscosa	southern mountain yellow-legged frog	Amphibians	Endangered	Endangered	G1	S2		CDFW_WL-Watch List | IUCN_EN-Endangered | USFS_S-Sensitive	Aquatic
Southern Riparian Forest	Southern Riparian Forest	Riparian	None	None	G4	S4			Riparian forest
Southern Riparian Scrub	Southern Riparian Scrub	Riparian	None	None	G3	S3.2			Riparian scrub
Charina umbratica	southern rubber boa	Reptiles	None	Threatened	G2G3	S2		IUCN_VU-Vulnerable | USFS_S-Sensitive	Meadow & seep | Riparian forest | Riparian woodland | Upper montane coniferous forest | Wetland
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None	G4	S4			Riparian woodland
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None	G3	S2.1			Riparian scrub
Actinemys pallida	southwestern pond turtle	Reptiles	Proposed Threatened	None	G2G3	SNR		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered	G5T2	S3			Riparian woodland
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Fish	Endangered	Candidate Endangered	G5T1Q	S1		AFS_EN-Endangered	Aquatic | South coast flowing waters
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	Threatened	Threatened	G2	S3		IUCN_VU-Vulnerable	Coastal scrub | Valley & foothill grassland
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	G5	S4		BLM_S-Sensitive | IUCN_LC-Least Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	G1G2	S2		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	G4	S3S4		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Marsh & swamp | Riparian scrub | Riparian woodland | Wetland
Eumops perotis californicus	western mastiff bat	Mammals	None	None	G4G5T4	S3S4		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland
Spea hammondii	western spadefoot	Amphibians	Proposed Threatened	None	G2G3	S3S4		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland
Lasiurus xanthinus	western yellow bat	Mammals	None	None	G4G5	S3		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Desert wash
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	Threatened	Endangered	G5T2T3	S1		BLM_S-Sensitive | USFS_S-Sensitive	Riparian forest
Neolarra alba	white cuckoo bee	Insects	None	None	GH	SH			
Chorizanthe xanti var. leucotheca	white-bracted spineflower	Dicots	None	None	G4T3	S3	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_USDA-US Dept of Agriculture | USFS_S-Sensitive	Coastal scrub | Mojavean desert scrub | Pinon & juniper woodlands
Perognathus alticola alticola	white-eared pocket mouse	Mammals	None	None	G2TH	SH		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Lower montane coniferous forest | Mojavean desert scrub | Pinon & juniper woodlands

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Global Rank	State Rank	Rare Plant Rank	Other Status	Habitats
Coturnicops noveboracensis	yellow rail	Birds	None	None	G4	S2		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Meadow & seep
Setophaga petechia	yellow warbler	Birds	None	None	G5	S3		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Riparian forest | Riparian scrub | Riparian woodland
Icteria virens	yellow-breasted chat	Birds	None	None	G5	S4		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Riparian forest | Riparian scrub | Riparian woodland

KEY: FE = Federally Endangered; FT = Federally Threatened; SC = State Candidate; SSC = Species of Special Concern; PT = proposed threatened; FC = federal candidate; BCC = Birds of Conservation Concern; WL = Watch List; VU= Vulnerable; LC = Least Concern; NT = Near threatened; BLM = Bureau of Land Management Sensitive; IUCN = International Union for Conservation of Nature; CDFW = California Department of Fish and Wildlife; USFS = U.S. Forest Service Sensitive; USFWS_BCC = U.S. Fish and Wildlife Sergice Birds of Conservation Concern; AFS = American Fisheries Society; SB_CRES-San Diego Zoo = Seed Bank Conservation Research San Diego Zoo; RSABG-California/Rancho Santa Ana Botanic Garden = Rancho Santa Ana Botanic Gardens; SB_CalBG = Santa Barbara California Botanical Garden; SB_SBBG = Santa Barbara Botanic Garden.

Global Rank

G1 = Critically Imperiled – At very high risk of extinction due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
G2 = Imperiled – At high risk of extinction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
G3 = Vulnerable – At moderate risk of extinction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
G4 = Apparently Secure – At fairly low risk of extinction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
G5 = Secure – At very low risk of extinction due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats

State Rank

S1 = Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
S2 = Imperiled – Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
S3 = Vulnerable – Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
S4 = Apparently Secure – Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
S5 = Secure – Common, widespread, and abundant in the state.

Rare Plant Rank

1A = Plants Presumed Extinct in California
1B = Plants Rare, Threatened, or Endangered in California and Elsewhere
2 = Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
3 = Plants About Which We Need More Information - A Review List
4 = Plants of Limited Distribution - A Watch List

Threat Code extensions and their Meanings:

1 - Seriously endangered in California
2 – Fairly endangered in California
3 – Not very endangered in California

Appendix E

Cultural Resources Technical Report

CULTURAL RESOURCES TECHNICAL REPORT

PACIFIC ELECTRIC TRAIL PROJECT
CITY OF RIALTO
SAN BERNARDINO COUNTY, CALIFORNIA

PREPARED FOR:

CITY OF RIALTO
PUBLIC WORKS DEPARTMENT
150 S PALM AVENUE
RIALTO, CA 92376

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
430 N HALSTEAD STREET
PASADENA, CA 91107

SEPTEMBER 2025

SECTION ES
EXECUTIVE SUMMARY

The City of Rialto (City) proposes to utilize Caltrans Active Transportation Program (ATP) Cycle 6 funding to extend the Pacific Electric (PE) Trail Project (proposed project). The proposed project would connect the various parts of the city internally and externally to the surrounding region by providing innovative, nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous Class I multiuse trail that largely separates pedestrians and cyclists from vehicular traffic. In sum, the proposed project would help increase the number of pedestrians and bicyclists to public transportation and provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

The proposed project is subject to the California Environmental Quality Act (CEQA) (Title 14 Public Resources Code [PRC] 21000[g]). CEQA mandates that agencies consider the impacts of their actions on the environment, including cultural and tribal cultural resources. The City is the CEQA lead agency. Sapphos Environmental, Inc. (SEI), under subcontract to Alta Planning + Design, Inc. and at the request of the City of Rialto, conducted a cultural resource inventory and evaluation for the proposed project to provide CEQA compliance. This Cultural Resources Technical Report (CRTR) serves three purposes under CEQA: 1) to identify potential historical resources or unique archaeological resources as defined in PRC §21083.2 that are within the proposed project footprint; 2) evaluate resource eligibility for inclusion in the California Register of Historical Resources (CRHR); and 3) assess the potential for the proposed project to adversely affect cultural or tribal cultural resources determined eligible for the CRHR or local listing, or affect the integrity of unique archaeological resources in accordance with the California Environmental Quality Act (CEQA; Pub. Res. Code §21000 et seq.; PRC §21074; AB 52) and the CEQA Guidelines (Cal. Code Regs., Tit. 14, §15000 et seq.).

This CRTR included a digital search of the California Historical Resources Information System (CHRIS) South Central California Information Center (SCCIC) at California State University, Fullerton on August 1, 2024, and April 30, 2025; a historical records and archival research of aerial photographs available at the University of California, Santa Barbara (UCSB) Fairchild Aerial Photo Collection online digital archives, in-house maps and library documents, and digital County Assessor's Office data and historic newspaper publications. In addition, SEI staff also completed searches of the Historic Property Data File, National Register of Historic Places (NRHP), CRHR, California Historical Landmarks, California Inventory of Historic Resources, and California Points of Historical Interest for the proposed project and surrounding 0.25-mile area. A Sacred Lands File (SLF) database search and Native American contacts list request was submitted via email to the Native American Heritage Commission (NAHC) on July 29, 2024, for the proposed project. Native American AB 52 project notification per CEQA included hardcopy letters sent to 19 Native American tribes identified by the City with contact information updated by the NAHC. An intensive archaeological pedestrian survey was completed on September 11, 2024, by SEI archaeologist Ms. Lilibeth Tome. The results of the above have been incorporated in the CRTR herein, and were used by SEI architectural historians in preparing historic built environment evaluations of eligibility for inclusion in the NRHP, CRHR, and Local Listings. The results of resource evaluations are provided in summary form in Section 6, and in detail in Appendix C, *California Department of Parks and Recreation 523 Forms*.

The CHRIS records search did not identify archaeological resources within the proposed project footprint. There were no archaeological resources observed on the ground surface during survey. CEQA Assembly Bill (AB) 52 (PRC §§21074, 21080.3.1, 21082.3, 21084.3) is ongoing, and to date, has not resulted in the identification of any known tribal cultural resources within the proposed project footprint.

The CHRIS records search identified three (3) previously evaluated and recommended NRHP-eligible historic properties within the proposed project footprint; a reevaluation of the subject properties resulted in a recommendation of ineligibility based on loss of integrity over time. Thirty-three (33) built environment subject properties were newly evaluated for eligibility to be listed in the NRHP, CRHR, and Local Listings. None were recommended for inclusion in the NRHP, none are eligible for listing in the CRHR, and four (4) were recommended eligible for inclusion in the City of Rialto's Local Listing.

The proposed project would not cause a substantial adverse change in the significance of a unique archaeological resource, or tribal cultural resource, as defined by CEQA. However, the proposed project does have potential to cause a substantial adverse change in the significance of a historical resource pursuant to CEQA. However, with implementation of mitigation measures to avoid adverse impacts, the potential for adverse impacts to built environment resources within the proposed project footprint is reduced to a less than significant level.

If previously unidentified cultural materials are unearthed during project implementation, all ground-disturbing activities within the vicinity of the discovery shall be halted, and a qualified archaeologist shall be consulted to evaluate the find and determine appropriate treatment. In the unlikely event that human remains are inadvertently discovered during construction, all work must halt within 50 feet of the find, the remains protected in place, and the County Coroner must be contacted for immediate response pursuant to Cal. Health & Safety Code §7050.5, Cal. Pub. Res. Code §5097.98 and 14 CCR § 15064.5(e).

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SECTION 1.0
INTRODUCTION

The City of Rialto (City) proposes to extend the Pacific Electric (PE) Trail to improve nonmotorized connectivity, enhance public safety, and expand recreational opportunities in San Bernardino County. The proposed project would provide a continuous Class I multiuse path that connects neighborhoods, schools, parks, and community destinations, while supporting the City's goal of fostering safe and sustainable transportation alternatives. The proposed project is included in the SBCTA Non-Motorized Transportation Plan, which was most recently revised in June 2018. The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA), and Caltrans is the federal Lead Agency pursuant to NEPA.

1.1 GOALS OF THE STUDY

To fulfill CEQA requirements, Sapphos Environmental, Inc. (SEI), under subcontract to Alta Planning + Design, Inc. and at the request of the City of Rialto, conducted a cultural resource inventory and evaluation for the proposed project. This Cultural Resources Technical Report (CRTR) has three key goals: 1) to identify potential historical resources or unique archaeological resources as defined in PRC §21083.2 that are within the proposed project footprint; 2) evaluate resource eligibility for inclusion in the California Register of Historical Resources (CRHR); and 3) assess the potential for the proposed project to adversely affect cultural or tribal cultural resources determined eligible for the CRHR or local listing, or affect the integrity of unique archaeological resources in accordance with the California Environmental Quality Act (CEQA; Pub. Res. Code §21000 et seq.; PRC §21074; AB 52) and the CEQA Guidelines (Cal. Code Regs., Tit. 14, §15000 et seq.).

The cultural resource inventory included a records search at the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), California State University, Fullerton in Fullerton, California; online historical archival research; a review of ethnographic literature; and a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) database and Native American outreach. SEI also conducted an intensive archaeological pedestrian survey of the entire proposed project footprint to identify cultural resources visible on the ground surface. Finally, SEI completed CRHR evaluations for 33 historic built environment resources identified in the proposed project area.

1.2 PROFESSIONAL QUALIFICATIONS

SEI Principal Investigator Ms. Diana Dyste (MA), a Registered Professional Archaeologist (RPA 39362477), provided quality oversight and technical guidance. SEI architectural historian and historian, Dr. Josh Poorman (PhD), and architectural historians Ms. Morgan Thomas (MA) and Dr. Barbara Lamprecht (PhD) conducted site-specific archival research, prepared the historic context, and assisted with completing CRHR eligibility evaluations. SEI archaeologist Ms. Rachel Bilchak (MA) assisted with presenting archaeological field and research information prepared by SEI archaeologist Ms. Lilibeth Tome (BA). Resumes for key personnel are provided in Appendix A.

1.3 REPORT ORGANIZATION

This CRTR was prepared in accordance with the California Office of Historic Preservation (1990) standards described in the *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format.* Following this introduction, Section 2 presents a project description. Section 3 contains a synopsis of relevant state laws and regulations pertaining to cultural resources. Section 4 provides a summary of the natural environment, ethnohistory of the region encompassing the proposed project, prehistoric and historic settings, and a site-specific historical context. Section 5 discusses the methods used during records searches, research, field survey, and evaluations. A summary of archaeological, built environment, and tribal cultural resource findings, including a resources evaluation summary, is presented in Section 6. A summary of the CRTR and recommendations is provided in Section 7, and Section 8 includes references used during research and evaluations.

SECTION 2.0
PROJECT DESCRIPTION

2.1 PURPOSE

The California Environmental Quality Act (CEQA), as established by statute (Public Resources Code [PRC] §§ 21000 et seq.), requires that the environmental implications of an action by a local agency be estimated and evaluated before project approval. The City of Rialto (City) proposes construction of a Pacific Electric (PE) Trail (proposed trail or proposed project) along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, with funding from the San Bernardino County Transportation Authority (SBCTA). The proposed project is included in the SBCTA Non-Motorized Transportation Plan, which was most recently revised in June 2018. The California Department of Transportation (Caltrans) is the administering agency for this program and, as such, this project requires the design and environmental certification to be completed to the satisfaction of Caltrans based on the Caltrans Local Assistance process and Caltrans environmental procedure. As the proposed project was awarded $7.8 million in funding through the Caltrans Active Transportation Program (ATP) Cycle 6, environmental compliance pursuant to both CEQA and the National Environmental Policy Act (NEPA) would be pursued. The City is the Lead Agency pursuant to CEQA, and Caltrans is the federal Lead Agency pursuant to NEPA.

The purpose of the proposed project is to connect the various parts of the City internally and externally to the surrounding region by providing innovative nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous trail that largely separates pedestrians and cyclists from vehicular traffic. The proposed project would result in the City's expansion of its recreational amenities; enhance safety; and increase connectivity of the City's parks, schools, and neighborhoods while aligning with the City's overall mission to provide a safe family atmosphere. The proposed project would support an increase in the number of pedestrians and bicyclists to public transportation, provide safe access for the community to several destinations through the City, and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

2.2 PROPOSED PROJECT LOCATION

The approximately 13.8-acre proposed project site is located within the City of Rialto (Figure 2.2-1, *Regional Vicinity Map*). The proposed trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue. The proposed trail runs within the ROW of an abandoned railroad track, within the City of Rialto, which consists of residential, commercial, and manufacturing areas. The proposed project is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian.

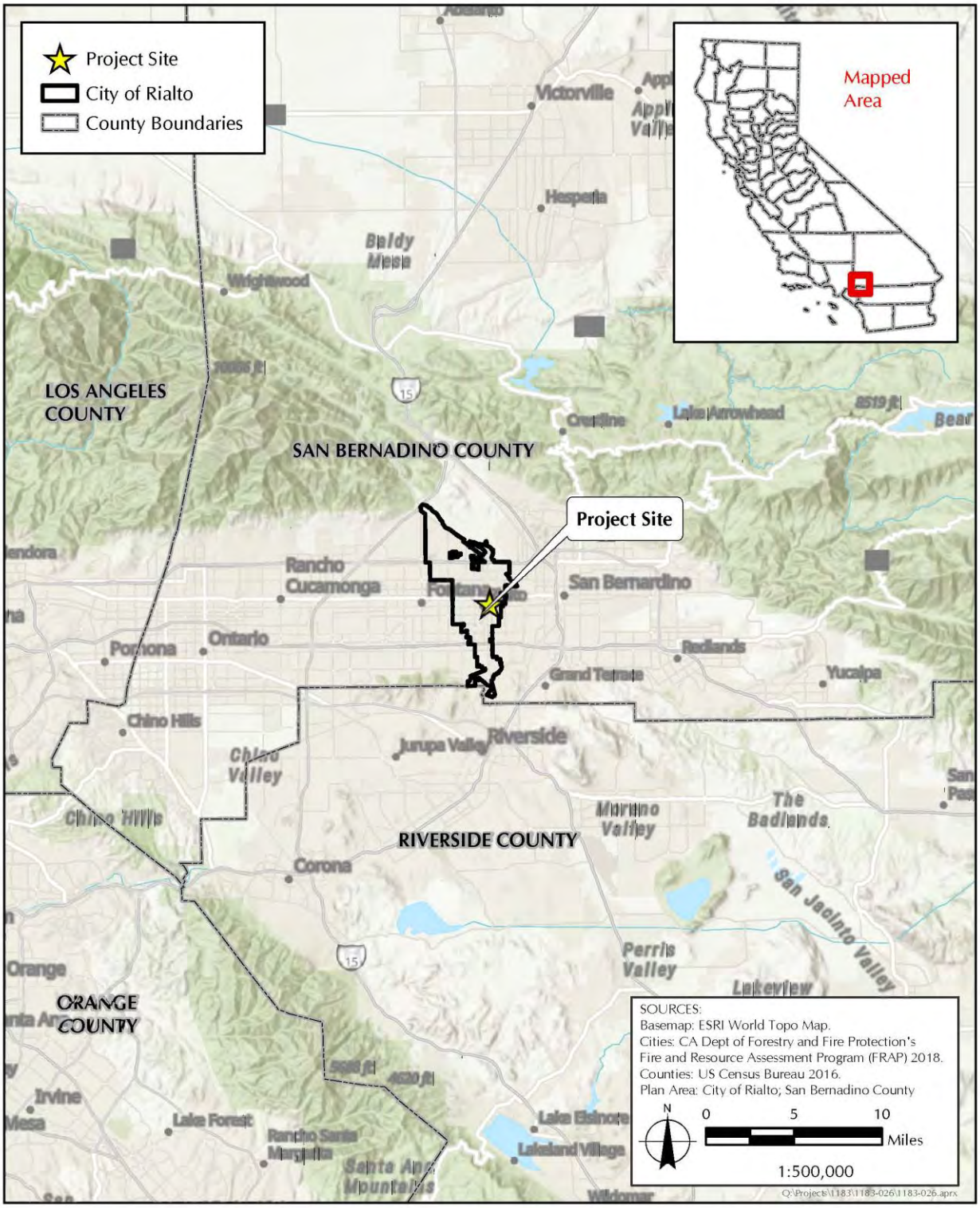


Figure 2.2-1. Regional Vicinity Map[1]

[1] Sapphos Environmental, Inc., 2025.

2.3 PROJECT DESCRIPTION

The City's 2022 feasibility study to explore the existing 18-mile PE Trail determined that where the trail currently ends on Cactus Avenue, there is a need for an extension to Pepper Avenue.[2] This approximately 1.75-mile extension would enhance connectivity through Rialto. The proposed project is intended to provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

The proposed project would extend the PE Trail approximately 1.75 miles, using the former UPRR ROW (Figure 2.3-1, *Project Location Map*). Construction would start at the PE Trail terminus at Cactus Avenue and continue easterly to Rialto's eastern boundary on Pepper Avenue. The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety.

The proposed project would incentivize new active transportation users and promote public health by providing residents with a dedicated Class I trail that includes full ADA accessibility, landscaping enhancements, and access to amenities, including two trail crossings at the intersections of Cactus Avenue and Riverside Avenue. Furthermore, the proposed project would provide opportunities for local access points.

Once the proposed project is completed and connected to the existing trail, the entire PE Trail would be approximately 19.85 miles east to west, with possibilities for connecting to a network of pathways that include the Santa Ana River Trail and San Jose Creek connecting to the San Gabriel River Trail.

[2] City of Rialto Public Works Department January 2022. *Feasibility Study. Pacific Electric (PE) Trail Expansion*. Prepared by: Alta Planning + Design, Converse Consultants, Psomas, Epic Land Solutions, Inc.

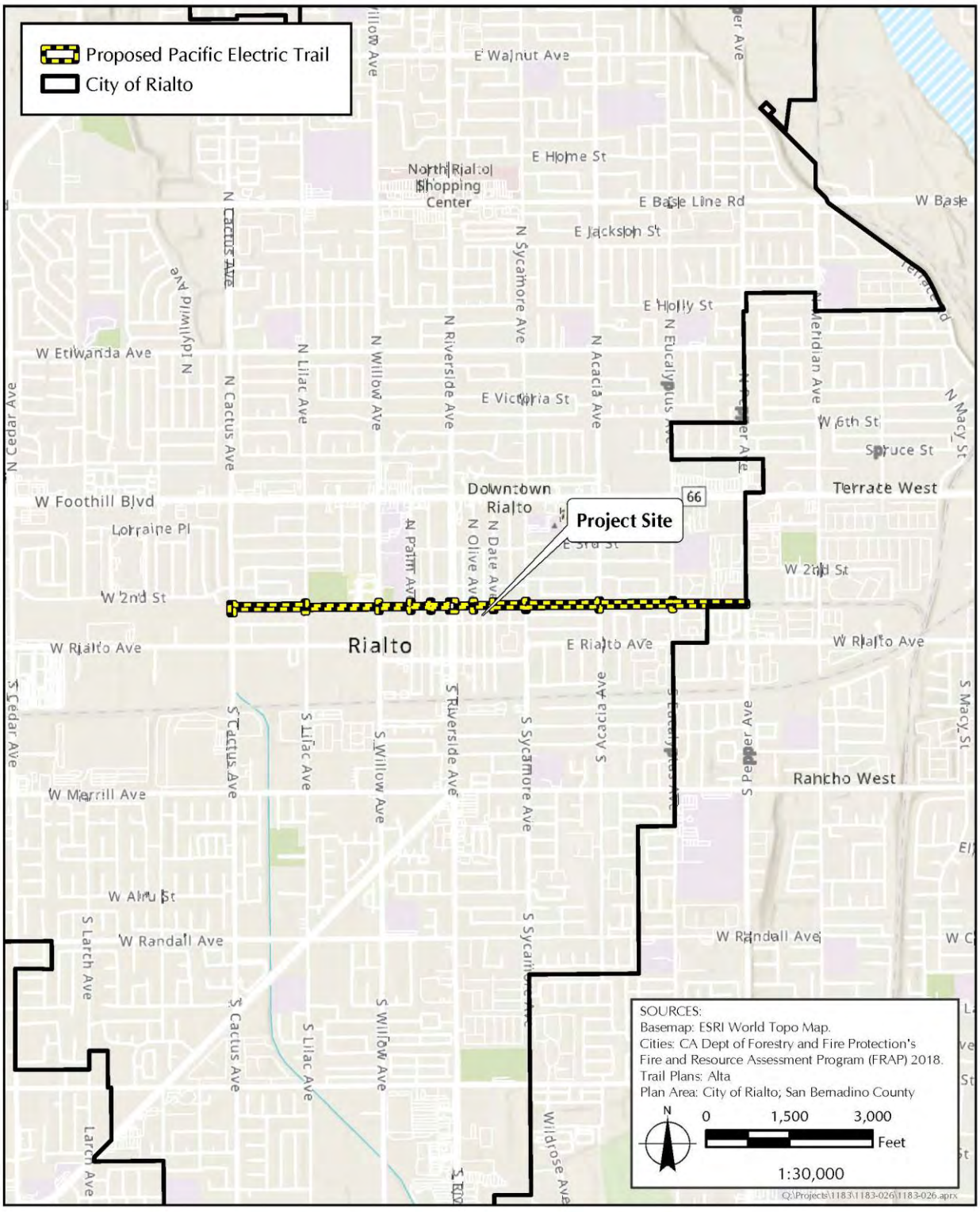


Figure 2.3-1. Project Location Map[3]

[3] Sapphos Environmental, Inc., 2025.

SECTION 3.0
REGULATORY FRAMEWORK

This section summarizes the applicable state and local regulations that govern the identification and treatment of cultural resources for the proposed project. Because this document has been prepared solely to meet the requirements of the CEQA, federal regulations such as Section 106 of the National Historic Preservation Act are not discussed herein.

3.1 STATE

California Environmental Quality Act and CEQA Guidelines

The California Environmental Quality Act (CEQA) requires lead agencies to evaluate whether a project may cause a substantial adverse change in the significance of a historical resource or unique archaeological resource. CEQA Guidelines Section 15064.5 provides definitions of "historical resources," outlines what constitutes a substantial adverse change, and specifies procedures for the discovery of archaeological resources and human remains (California Natural Resources Agency, CEQA Guidelines §15064.5).[4]

Tribal Cultural Resources (Assembly Bill 52)

AB 52, enacted in 2014, amended CEQA to require consultation with California Native American tribes and to establish tribal cultural resources (TCRs) as a distinct category of resources.

- Definition (PRC §21074): Defines TCRs and directs lead agencies to consider the significance of resources to a California Native American tribe (Cal. Pub. Res. Code §21074).[5]
- Consultation (PRC §21080.3.1): Requires a lead agency to begin consultation within 30 days of a tribe's request after project notification (Cal. Pub. Res. Code §21080.3.1).[6]
- Consultation/Disclosure (PRC §21082.3): Outlines procedures for tribal consultation and consideration of confidentiality (Cal. Pub. Res. Code §21082.3).[7]
- Mitigation (PRC §21084.3): Provides examples of feasible mitigation and avoidance measures to minimize impacts to TCRs (Cal. Pub. Res. Code §21084.3).[8]

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4 State of California. 14 CA Code of Regs 15064.5. Justia Regulations. Accessed September 2025. Available at: https://regulations.justia.com/states/california/title-14/division-6/chapter-3/article-5/section-15064-5/

5 State of California. CA Pub Res Code § 21074 (2024). Justia U.S. Law. Accessed September 2025. Available at: https://law.justia.com/codes/california/code-prc/division-13/chapter-2-5/section-21074/

6 State of California. CA Pub Res Code § 21080.3.1 (2024). Justia U.S. Law. Accessed September 2025. Available at: https://law.justia.com/codes/california/code-prc/division-13/chapter-2-6/section-21080-3-1/

7 State of California. California Code, Public Resources Code - PRC § 21082.3. FindLaw. Accessed September 2025. Available at: https://codes.findlaw.com/ca/public-resources-code/prc-sect-21082-3/

8 State of California Native American Heritage Commission. April 2015. "TRIBAL CONSULTATION UNDER AB 52: REQUIREMENTS AND BEST PRACTICES." Accessed September 2025. Available at: https://nahc.ca.gov/wp-content/uploads/2015/04/AB52TribalConsultationRequirementsAndBestPractices_Revised_3_9_16.pdf

California Register of Historical Resources

PRC §5024.1 created the California Register of Historical Resources (CRHR), which is governed by regulations at 14 CCR §4850 et seq. The CRHR establishes criteria for listing historical resources, including those automatically listed (such as State Historic Landmarks) and those determined eligible during CEQA review (Cal. Pub. Res. Code §5024.1; 14 Cal. Code Regs. §4850–4852).[9,10]

Under CEQA, a resource is generally considered historically significant if it meets the criteria for listing in the CRHR. A resource must meet at least one of the following criteria (PRC 5024.1; 14 CCR Section 15064.5[a][3]):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Title 14, CCR Section 4852(b)(1) adds, "is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."
2. Is associated with the lives of persons important in our past. Title 14, CCR Section 4852(b)(2) adds, "is associated with the lives of persons important to local, California, or national history."
3. Embodies the distinctive characteristics of a type, period, region, or method of construction; or represents the work of an important creative individual; or possesses high artistic values. Title 14, CCR 4852(b)(3) allows a resource to be CRHR eligible if it represents the work of a master.
4. Has yielded, or may be likely to yield, information important in prehistory or history. Title 14, CCR 4852(b)(4) specifies that importance in prehistory or history can be defined at the scale of "the local area, California, or the nation."

Historical resources must also possess integrity of location, design, setting, materials, workmanship, feeling, and association (14 CCR 4852[c]).

Historical Resources (Public Resources Code §21084.1)

PRC §21084.1 establishes that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. A resource does not need to be formally listed in the CRHR to qualify as a historical resource if substantial evidence supports that determination (Cal. Pub. Res. Code §21084.1).[11]

Unique Archaeological Resources (PRC §21083.2)

PRC §21083.2 requires the consideration of "unique archaeological resources" separately from historical resources. CEQA mandates that avoidance is the preferred means of mitigation; if

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[9] State of California. California Code, Public Resources Code - PRC § 5024.1. FindLaw. Accessed September 2025. Available at: https://codes.findlaw.com/ca/public-resources-code/prc-sect-5024-1/

[10] State of California. Cal. Code Regs. Tit. 14, § 4851 - Historical Resources Eligible for Listing in the California Register of Historical Resources. Legal Information Institute. Accessed September 2025. Available at: https://www.law.cornell.edu/regulations/california/14-CCR-4851?

[11] State of California. CA Pub Res Code § 21084.1 (2024). Justia U.S. Law. Accessed September 2025. Available at: https://law.justia.com/codes/california/code-prc/division-13/chapter-2-6/section-21084-1/

avoidance is infeasible, excavation and data recovery may be considered, subject to specific limitations (Cal. Pub. Res. Code §21083.2).[12]

Treatment of Human Remains

- Health and Safety Code §7050.5: Requires that all ground-disturbing work stop immediately and the County Coroner be notified upon the discovery of human remains (Cal. Health & Safety Code §7050.5).[13]
- PRC §5097.98: If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission (NAHC) within 24 hours, and the Most Likely Descendant (MLD) designated by the NAHC must be granted access to the remains, the MLD must be consulted with within 48 hours of their access to the remains to determine appropriate treatment and disposition (Cal. Pub. Res. Code §5097.98; 14 CCR § 15064.5(e)).[14,15]

3.2 LOCAL

At the local level, the proposed project must comply with the City of Rialto's General Plan and any applicable municipal code provisions regarding cultural resources, historical preservation, and coordination with local historical societies. The City's policies support the identification and protection of significant historical resources within city limits.

3.2.1 City of Rialto General Plan - Cultural Resource Policies[16,17]

According to the City's most recent Focused General Plan Update (2023), Policies 7-1.1 through 7-1.4 are dedicated to the preservation of significant historical resources, while Policies 7-3.1 through 7-3.4 focus on identifying, documenting, and protecting significant archaeological resources within City limits. The update also mandates adherence to AB 52 (Tribal Cultural Resources) and the related Tribal consultation process. These policy directives ensure that future development, including projects like the PE Trail, are evaluated for potential impacts to the significance of historical resources and that appropriate documentation, avoidance, or mitigation strategies are applied.

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12 State of California. California Code, Public Resources Code - PRC § 21083.2. FindLaw. Accessed September 2025. Available at: https://codes.findlaw.com/ca/public-resources-code/prc-sect-21083-2/

13 State of California. California Code, Health and Safety Code - HSC § 7050.5. FindLaw. Accessed September 2025. Available at: https://codes.findlaw.com/ca/health-and-safety-code/hsc-sect-7050-5/

14 State of California Native American Heritage Commission. "Discovery of Human Remains That May Be Native American." Accessed September 2025. Available at: https://nahc.ca.gov/tools/discovery-of-human-remains/

15 State of California. § 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources. Accessed September 2025. Available at: https://govt.westlaw.com/calregs/Document/I87D9F3AA5B4D11EC976B000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)

16 City of Rialto. October 2023. *Initial Study/Negative Declaration City of Rialto Focused General Plan Update.* Prepared by: Dudek, Encinitas, CA. Accessed September 2025. Available at: https://www.rialtoca.gov/DocumentCenter/View/4572/General-Plan-Update-Draft-Mitigated-Negative-Declaration?bidId=

17 State of California. "Initial Study/Negative Declaration - City of Rialto Focused General Plan Update." CEQA. Accessed September 2025. Available at: https://ceqanet.lci.ca.gov/2024020972

3.2.2 City of Rialto Municipal Code - Historical Preservation Commission

Chapter 2.20 of the Rialto Municipal Code establishes a Historical Preservation Commission, whose role is to carry out the General Plan's cultural resource goals and policies by identifying, reviewing, and recommending preservation strategies for historical properties.[18] This code establishes a local institutional framework for cultural resource oversight.

The City of Rialto has codified specific cultural resources protections in its Municipal Code, Chapter 2.20, *Historical Preservation Commission* (Ord. No. 1545, June 24, 2014; amended Ord. No. 1645, July 14, 2020).

Purpose and Intent (RMC §2.20.010):

> *"The city finds, determines and declares … that certain of these resources are of cultural, aesthetic or historical significance and value because of age, architectural style, aesthetic appeal or association with local history … and that by preserving these resources Rialto shall contribute to the livability and beauty of the community … and ensure that Rialto's cultural, historical and architectural heritage will be imparted to future generations."*

Designation Criteria (RMC §2.20.060(A)):

The City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.
2. It is the site of a documented historic event.
3. It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.
4. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.
5. It is notable work of an architect or master builder.
6. It embodies elements of architectural design, detail, materials or craftsmanship.
7. It has unique or singular physical characteristics representing an established and familiar visual feature in the city.
8. It has unique design or detailing.
9. It is a particularly good example of a period or style.
10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

Certificates of Appropriateness (RMC §2.20.070(A)(1)):

> *"A certificate of appropriateness … is required for any exterior alterations or additions to any designated historic resource, for new construction on the site of a designated historic resource, or for any change of use."*

[18] City of Rialto. Chapter 2.20 - HISTORICAL PRESERVATION COMMISSION. Accessed September 2025. Available at: https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO

These provisions establish a local process for identifying, designating, and protecting cultural resources. The Commission also has the authority to maintain a register of local landmarks, review proposed projects affecting designated resources, and require maintenance of historic resources to prevent demolition by neglect.

3.2.3 Relationship of CEQA and Local Review

Compliance with CEQA does not exempt a project from meeting local historic preservation requirements, and vice versa. Under CEQA, the lead agency must evaluate potential impacts to historical resources, unique archaeological resources, and Tribal cultural resources as defined in the Public Resources Code. Separately, the City of Rialto's Historic Preservation Commission has authority to designate local landmarks, review alterations, and issue Certificates of Appropriateness or Hardship under Chapter 2.20 of the Municipal Code.

For the proposed PE Trail project, compliance with CEQA ensures that impacts to historical resources are evaluated in the environmental review process, while compliance with Rialto's local preservation ordinance ensures that any designated or nominated resources are reviewed under local standards. Together, these frameworks provide overlapping protections for cultural resources within the City.

SECTION 4.0
SETTING

This section of the report presents a summary of the natural and cultural setting of the region encompassing the proposed project. Cultural sections include prehistoric, ethnographic, and historic periods. Also provided are local historic contexts for San Bernardino County and the City of Rialto, which help set the stage for built environment resource evaluations presented in Section 6.

4.1 NATURAL ENVIRONMENT

Characterizing the past and present-day natural landscape provides a baseline understanding of the types of water, food, and material resources available for use to past and historic era inhabitants of the proposed project area. The proposed project is near the eastern terminus of the Santa Ana Valley, which is in the Santa Ana River Watershed. The present-day geography consists of relatively flat areas ranging in elevation from 230- to 245-feet above mean sea level. The project is in the Los Angeles Basin, which is surrounded by the San Gabriel Mountains to the north, the Santa Monica Mountains to the west, the Santa Ana Mountains to the east, and the Pacific Ocean to the south. The sediments in the project area are largely sourced from alluvial deposits from the Santa Ana Mountains to the northeast and floodplain deposits from the nearby Santa Ana River.[19] The proposed project lies near the Transverse Ranges and as a result, has sedimentology characterized by alluvial fan sandy and silty deposits from the Pleistocene age (Figure 4.1-1, *Geological Map*).

[19] Bilodeaux, W.L., S.W. Bilodeaux, E.M. Gath, M. Oborne, and R.J. Proctor. 2007. “Geology of Los Angeles, California, United States of America.” *Environmental & Engineering Geoscience 13* (2): 99–160.

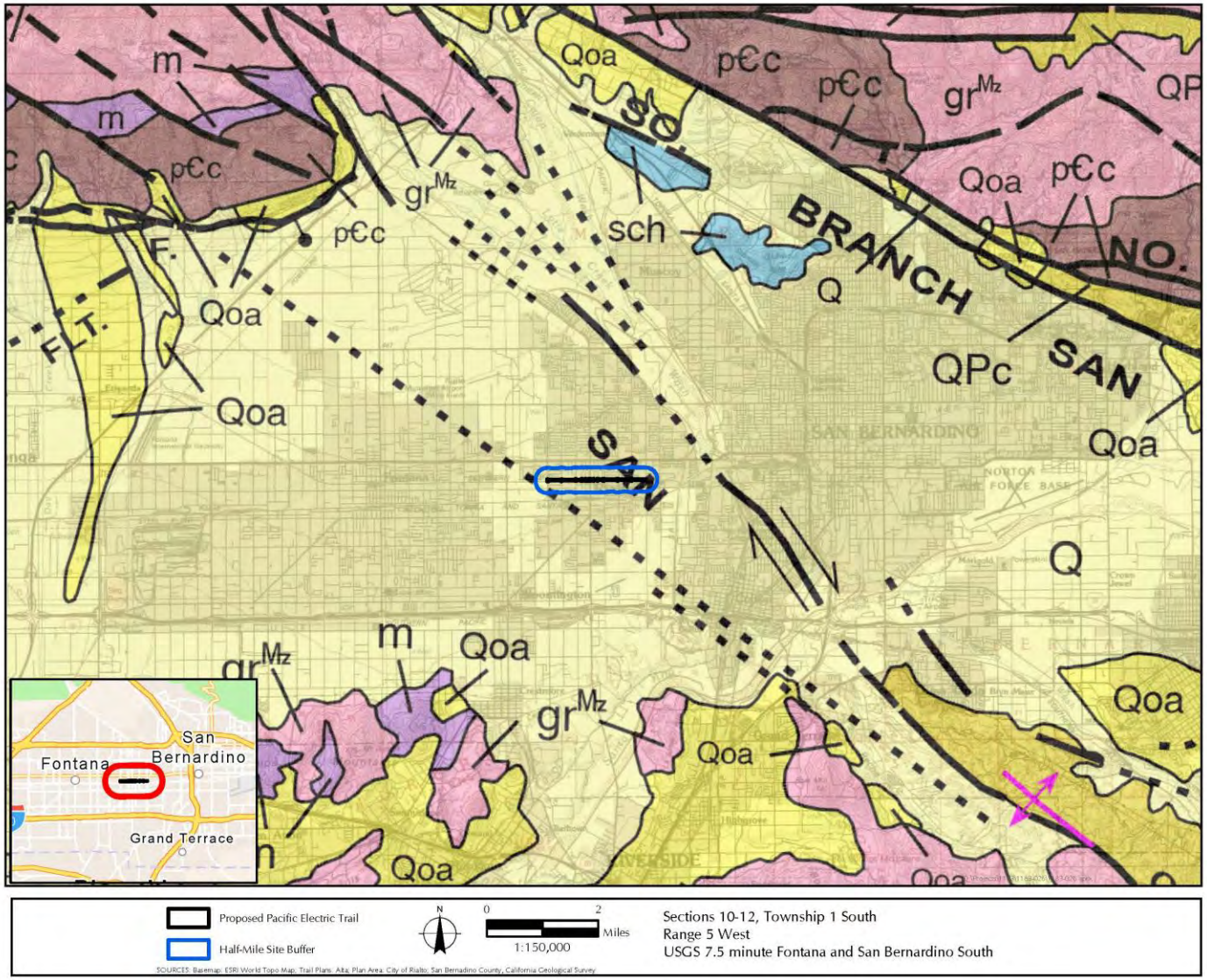


Figure 4.1-1. Geological Map[20]

[20] Sapphos Environmental, Inc., 2025.

The project area is in an urban setting that has been subject to disturbance from the historic era to present-day agricultural field levelling, infrastructural and residential development, and railroad construction, maintenance, and use. The project area's setting is urbanized and characterized by existing roadways, sidewalks, landscaping, and commercial and residential development. The alignment follows a former Union Pacific Railroad right-of-way that has been previously graded and disturbed by historic railroad construction, utility installation, and adjacent development. Most of the ground surface is paved, landscaped, or compacted dirt, limiting the potential for intact, ground surface archaeological material. Subsurface disturbances, such as those from rail bed construction or modern infrastructure, may have altered the environment to a minimal depth below the ground surface, although archaeological materials may be intact and preserved in situ below the depth of historic and modern ground disturbances.

The region encompassing the proposed project has a Mediterranean warm climate, which is influenced by the drier climate of the Mojave Desert to the east and the meso-thermal regime of the Pacific Coast to the west and southwest. Average temperatures range from approximately 110 degrees Fahrenheit in the summer to low 20 degrees Fahrenheit in the winter. The majority of rainfall occurs from December to March. There is high potential for wildfires to occur in the region from late summer through fall seasons. The climate and moderate temperatures for most of the year support rich and diverse plant and animal life. Nearby access to high elevation mountain-based food resources, as well as marine coastal and lacustrine food resources provided a rich basis upon which Native American cultures would flourish and supported an abundant agricultural industry into the historic era. These patterns and human histories are explored further below.

4.2 PREHISTORY

Several prehistoric cultural chronologies have been proposed for the Southern California coast, with two of the most frequently cited sequences developed by William Wallace[21] and Claude Warren.[22] The chronological sequence presented herein represents an updated synthesis of these schemes as compiled by Glassow and others[23] for the Southern California Bight. This geographic area consists of the coastal area from Vandenberg Air Force Base south to Palos Verdes, as well as the Channel Islands and adjacent inland areas, including the Los Angeles Basin.[24] The prehistoric sequence of the Los Angeles Basin can be divided into five broad temporal categories (Table 4.2-1, *California Coastal Regional Chronology*).

[21] Wallace, William J. 1955. "A Suggested Chronology for Southern California Coastal Archaeology." *Southwestern Journal of Anthropology 11*: 214–30.

[22] Warren, Claude M. 1968. "Cultural Tradition and Ecological Adaptation on the Southern California Coast." *Archaic Prehistory in the Western United States*, ed. Cynthia Irwin-Williams, Eastern New Mexico University Contributions in *Anthropology no. 1*. Portales, NM: Eastern New Mexico University, pp. 1–14.

[23] Jones, Terry L. and Kathryn A. Klar, eds. 2007. *California Prehistory, Colonization, Culture, and Complexity*. Lanham, MD: Altamira Press.

[24] Jones, Terry L. and Kathryn A. Klar, eds. 2007. *California Prehistory, Colonization, Culture, and Complexity*. Lanham, MD: Altamira Press, p. 191.

TABLE 4.2-1
CALIFORNIA COASTAL REGIONAL CHRONOLOGY

Geological Epoch	Cultural Period	Dates (cal B.C.)
Late Pleistocene to Early Holocene	Paleo-Coastal Tradition	11,000 – 7000
Middle Holocene	Millingstone Period	7000 – 4500
Middle Holocene	Early Period	4500 – 2000
Late Holocene	Middle Period	2000 - 1000
Late Holocene	Late Period	AD 1000 to Missionization

Paleo-Coastal Period (11,000 – 7000 cal B.C.)

Although data on early human groups along the Southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before present (BP). At Daisy Cave (CA-SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C.[25] Evidence of early human occupation in the Southern California Bight has also been found on nearby Santa Rosa Island, where human remains from the Arlington Springs Site (CA-SRI-1730) have been dated between 11,000 and 10,000 cal B.C.[26] Archaeological data recovered from these and other coastal Paleoindian sites indicate a distinctively maritime cultural adaptation, termed the "Paleo-Coastal Tradition,"[27] which involved the use of seafaring technology and a subsistence regime focused on shellfish gathering and fishing.[28]

Relatively few sites have been identified in the Los Angeles Basin that date to the terminal Pleistocene and early Holocene. Currently, the earliest reliable date for human occupation in the area derives from the La Brea Tar Pits (CA-LAN-159), where human bone has been dated to 8520 cal B.C.[29] Evidence of possible early human occupation has also been found at the sand dune bluff site of Malaga Cove (CA-LAN-138), located between Redondo Beach and Palos Verdes.[30] Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, which include shell, animal bone, and chipped stone tools, may date as early as 8000 cal B.C.[31,32]

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25 Erlandson, J.M., D. J. Kennett, B. L. Ingram, D. A. Guthrie, D. P. Morris, M. A. Tveshov, G. J. West, and P. L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon 38*: 355–73.

26 Johnson, J. R., T. W. Stafford Jr., H. O. Ajie, and D. P. Morris. 2002. "Arlington Springs Revisited" *Proceedings of the Fifth California Islands Symposium.* Eds. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, pp. 541–45.

27 Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, pp. 103–13.

28 Rick, T.C., J.M. Erlandson, and R. L. Vellanoweth. 2001. "Paleocoastal Fishing Along the Pacific Coast of the Americas: Evidence from Daisy Cave, San Miguel Island, California." *American Antiquity 66*: 595–614.

29 Berger, R., R. Protsch, R. Reynolds, C. Rozaire, and J. R. Sackett. 1971. *New Radiocarbon Dates Based on Bone Collagen of California Indians*. Contributions to the University of California Archaeological Survey, pp. 43–49.

30 Walker, Edwin Francis. 1951. *Five Prehistoric Archaeological Sites in Los Angeles County, California*. Southwest Museum, F. W. Hodge Anniversary Publication Fund VI.

31 Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, p. 132.

32 Wallace, W. J. 1986. "Archaeological Research at Malaga Cove." *Symposium: A New Look at Some Old Sites*. Eds. G. S. Breschini and T. Haversat, Coyote Press Archives of California Archaeology 6. Salinas, CA: Coyote Press, pp. 21–27.

Millingstone Period (7000 – 4500 cal B.C.)

The Millingstone Period, or Horizon, also referred to as the "Encinitas Tradition,"[33,34] is the earliest well-established cultural occupation of the coastal areas of the region. The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout the Southern California Bight. Regional variations in technology, settlement patterns, and mortuary practices among Millingstone sites have led researchers to define several local manifestations or "patterns" of the tradition.[35] In coastal Los Angeles and Orange Counties, the Encinitas Tradition is represented by the "Topanga Pattern." Topanga groups are thought to have been relatively small and highly mobile, with a general subsistence economy focused on the gathering of shellfish and plant foods, particularly hard seeds, with hunting being of lesser importance.[36]

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Millingstone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.).[37] Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals; projectile points are quite rare with those present resembling earlier, large, leaf-shaped forms.[38] The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone occurs at this time with the appearance of mortars and pestles at Topanga II sites suggesting the adoption of acorn use by coastal populations.[39] The quantity of projectile points also notably increases in Topanga II site deposits indicating that the hunting of large game may have played a greater role in the subsistence economy than in earlier times.

A number of Millingstone sites have been identified in the Los Angeles Basin. Evidence of long-term Topanga occupation has been found in the Ballona Lagoon near Marina del Rey. Data obtained from survey and excavation projects in the Ballona Lagoon indicate that during the Topanga I phase, the bluff tops overlooking the lagoon were used as temporary campsite locales by coastal groups who exploited marine and lagoon fish and shellfish resources.[40] During the Topanga II phase, use of the area intensified with small, limited-use settlements established along

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33 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 1–54.

34 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 1–64.

35 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 1–64.

36 Jones, Terry L. and Kathryn A. Klar, eds. 2007. *California Prehistory, Colonization, Culture, and Complexity*. Lanham, MD: Altamira Press.

37 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 8.

38 Jones, Terry L. and Kathryn A. Klar, eds. 2007. *California Prehistory, Colonization, Culture, and Complexity*. Lanham, MD: Altamira Press.

39 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 41.

40 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology 20*.

the edges of the lagoon. Faunal remains from these latter sites suggest Topanga II groups practiced a more generalized subsistence strategy which emphasized the exploitation of small terrestrial mammals, in addition to fish and shellfish resources.[41]

Early Period (4500 – 2000 cal B.C.)

Warmer seawater temperatures and decreases in marine productivity, as well as a rise in sea level all contributed to changes occurring in cultural group patterns during the Early Period. Several innovations in technology emerge during this Period, including a new style of projectile point (i.e., side-notched point), continued diversification of the morphology observed in manos shapes and metate tools, as well as the impressive ocean-faring watercraft and its companion deep ocean fishing toolkits. Changes in the pattern of human interaction are observed archaeologically, which includes an expansion of mainland and island exchange of goods, particularly shell beads, while islanders received usually inaccessible land mammal craft items, such as deer bone hairpins. Population fluctuated throughout the Early Period, despite a steady expansion in technology. A steady decline is apparent in archaeological and mortuary studies up until about 4000 cal B.C., while population density then increases dramatically between 4000 and 3000 cal B.C., but ultimately declines again.[42]

Middle Period (2000 cal B.C. – cal A.D. 1000)

The Middle Period, which encompasses the early portion of the "Del Rey Tradition" as defined by Sutton,[43] begins around 3500 B.P. At this time, significant changes are seen throughout the coastal areas of Southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley.[44] Biological, archaeological, and linguistic data indicate that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations and are believed to be ancestral to ethnographic Gabrieleño groups.[45] While archaeological evidence indicates that "relic" Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrieleño or southern neighbors, the Chumash, by 2000 B.P.[46]

Middle Period sites within the Los Angeles Basin are represented by the "Angeles Pattern" of the Del Rey Tradition.[47] Three temporal subdivisions have been defined for the portion of the Angeles

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41 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology* 20: 34–42.

42 Jones, Terry L. and Kathryn A. Klar, eds. 2007. *California Prehistory, Colonization, Culture, and Complexity*. Lanham, MD: Altamira Press.

43 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 31–93.

44 Sutton, Mark Q. 2009. "People and Language: Defining the Takic Expansion into Southern California." *Pacific Coast Archaeological Society Quarterly 41* (2–3).

45 Sutton, Mark Q. 2009. "People and Language: Defining the Takic Expansion into Southern California." *Pacific Coast Archaeological Society Quarterly 41* (2–3).

46 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 17.

47 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific*

Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 B.C)., Angeles II (600 B.C. to A.D. 400), and Angeles III (A.D. 400 to 750).[48] The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with an increased emphasis on fishing and terrestrial hunting and less reliance on the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time with coastal populations in the Los Angeles Basin obtaining small steatite artifacts and *Olivella* shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field.[49]

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2600 B.P. consisting of large rock cairns or platforms that contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony.[50] Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or inland areas. Archaeological data from Angeles III sites indicate that residents of these settlements practiced a fairly diverse subsistence strategy which included the exploitation of both marine and terrestrial resources.[51] Notable technological changes occurred at this time with the introduction of the plank canoe and bow and arrow.[52] The appearance of new *Olivella* bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California.[53]

At Ballona Lagoon near Marina del Rey, several large residential sites (CA-LAN-63, CA-LAN-64, and CA-LAN-206A) were established within the wetlands and surrounding bluffs at the beginning of the Intermediate Period.[54] These sites contained a diversity of features including hearths, burials, and houses. Faunal remains indicate a broad-spectrum collecting strategy that included the exploitation of terrestrial mammals and birds, as well as fish and shellfish. The presence of

Coast Archaeological Society Quarterly 44 (2).

48 Sutton, Mark Q. and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly 42* (4): 8.

49 Koerper, Henry C. Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." *Catalysts to Complexity: Late Holocene Societies of the California Coast*. Eds. M. Erlandson and Terry L. Jones. *Perspectives in California Archaeology*. Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology, pp. 63–81.

50 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 14–16.

51 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 18–20.

52 Glassow, Michael A., Lynn Hunter Gamble, J.E. Perry, G.S. Russell. · January 2007. "Prehistory of the Northern California Bight," pp. 203–4.

53 Koerper, Henry C. Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." *Catalysts to Complexity: Late Holocene Societies of the California Coast*. Eds. M. Erlandson and Terry L. Jones. *Perspectives in California Archaeology*. Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology, pp. 63–81.

54 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology 20*.

particular species of migratory waterfowl in the faunal assemblage indicates primary occupation of these sites may have occurred in the late fall to early spring. These data suggest that while residential mobility in the Intermediate Period was greatly reduced from previous times, a fully sedentary occupation of the Ballona Lagoon locale is still not indicated.[55]

Late Period (cal A.D. 1000 to Missionization)

The Late Period dates from approximately A.D. 750 until Missionization in A.D. 1769. Sutton[56] has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (A.D. 750–1200) and Angeles V (A.D. 1200–1550). The Angeles IV phase is characterized by the continued growth of regional populations and the development of large, sedentary villages. Recent archaeological research indicates that Late Period habitation sites within the Los Angeles Basin may have been hierarchically organized around estuarine locales with more productive locales supporting large residential populations.[57] Although chiefdoms appear to have developed in the northern Channel Islands and Santa Barbara region after 850 B.P.,[58,59] little direct evidence has been found to suggest this level of social complexity existed in the Los Angeles Basin during the late prehistoric period.[60]

Several new types of material culture appear during the Angeles IV phase including Cottonwood series points, birdstone and "spike" effigies, *Olivella* cupped beads, and *Mytilus* shell disk beads. The presence of Southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in the Los Angeles Basin and the Southwest. Notable changes are seen in regional exchange networks after 800 B.P. with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and *comals*, recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between populations in the Los Angeles Basin and the southern Channel Islands.[61]

Marked changes occurred in the occupation of the Ballona Lagoon during the Late Period. Paleoenvironmental reconstructions indicate that by 1000 B.P., much of the lagoon had silted in and become a sediment-choked estuary.[62] At this time, most of the Intermediate Period

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55 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology 20*.

56 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 26.

57 Grenda D.R. and J. A. Altschul. 2002. "Complex Cultures, Complex Arguments: Sociopolitical Organization in the Blight." In *Islanders and Mainlanders, Prehistoric Context for the Southern California Blight*. CA: SRI Press, pp. 147–78.

58 Arnold, Jeanne E. 1992. "Complex Hunter-Gatherer-Fishers of Prehistoric California: Chiefs, Specialists, and Maritime Adaptations of the Channel Islands." *American Antiquity 57* (1): 60–84.

59 Gamble, Lynn H. 2005. "Culture and Climate: Reconsidering the Effect of Palaeoclimatic Variability among Southern California Hunter-Gatherer Societies." *World Archaeology 37* (1): 92–108.

60 Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly 44* (2): 26.

61 Koerper, Henry C. Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." *Catalysts to Complexity: Late Holocene Societies of the California Coast*. Eds. M. Erlandson and Terry L. Jones. *Perspectives in California Archaeology*. Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology, pp. 63–81.

62 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas,

settlements in the area were abandoned as the local population aggregated into a few large settlements along lower Centinela Creek and at the edge of the lagoon.[63] Faunal remains recovered from these Late Period sites indicate a generalized subsistence strategy focused on a broad mix of terrestrial and marine resources with a shift from lagoon to sandy shoreline shellfish species as the estuary silted in.[64,65]

4.3 ETHNOGRAPHY

Ethnographic literature indicates that just prior to and during the early historic period, the proposed project site is in the traditional use area of the Serrano and Cahuilla and closely abuts the traditional use area of the Gabrieliño and Luiseño.

Today, Serrano, Cahuilla, Gabrieleño (also referred to as Tongva and Gabrielino), and Luiseño peoples continue to maintain cultural traditions, exercise sovereignty through federally and non-federally recognized Tribes, and participate in consultation regarding projects under the CEQA AB 52. This ethnographic context provides a foundation for understanding the cultural significance of tribal cultural resources that may be present within the proposed project area.

The Serrano

The term "Serrano" has been used to describe linguistic similarities between the Kitanemuk, Vanyume, Tataviam, and Serranos groups; however, the Serrano group refers to a small ethnic nationality that primarily inhabited the San Bernardino Mountains.[66] The word "Serrano" is from the Spanish term for "mountaineer," and the group's core inhabited lands are thought to have been the San Bernardino Mountains. Although it is difficult to determine the boundary of Serrano territory beyond the San Bernardino Mountains, the Transverse Mountains east of the Cajon Pass, the western Mojave Desert and the area from the Tehachapi Mountains to the northern Colorado Desert have all been attributed to Serrano territory.[67]

Related groups of the Serrano include the Gabrieliño and Luiseño to the west at the Pacific Coast, and the Cahuilla inhabiting the Colorado Desert. For much of the Late Prehistoric Complex, the Serrano band, likely inhabited the western Mojave Desert, in what is now the Cajon Pass and Barstow area. Ethnographic documentation of Serrano social organization did not occur until the

Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology 20*.

63 Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell. 2007. "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles." *Proceedings for the Society for California Archaeology 20*.

64 Maxwell, D. 2003. "Vertebrate Faunal Remains." In *At the Base of the Bluff, Archaeological Inventory and Evaluation along Lower Centinela Creek, Marina del Rey, California*. Eds. J. H. Altschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello, Playa Vista Monograph Series Test Excavation Report 4. Statistical Research, pp. 145–77.

65 Becker, K.M. 2003. "Invertebrate Faunal Remains." In *At the Base of the Bluff, Archaeological Inventory and Evaluation along Lower Centinela Creek, Marina del Rey, California*. Eds. J. H. Altschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello, Playa Vista Monograph Series Test Excavation Report 4. Statistical Research, pp. 179–200.

66 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

67 Kroeber, A.L. 1925. *Handbook of the Indians of California*. New York, NY: Dover Publications, p. 611.

1920s, by which time significant disruption had occurred due to colonization, population loss, and cultural suppression.[68] The Serrano were a hierarchically ordered society with a chief who oversaw social and political interactions both within their own culture and with other groups. Like other local groups, the Serrano had multiple villages ranging from seasonal satellite villages to larger, more permanent villages.

The primary food staple varied depending on locality. Groups located in the mountain and foothill regions gathered acorns and piñon; desert groups gathered honey mesquite, piñon nuts, yucca roots, mesquite and cacti fruits.[69] In addition to gathering fruit, seeds, and honey, deer, mountain sheep, antelope, rabbits, small rodents, and birds were hunted by the Serrano.[70]

Serrano villages were typically located near water sources and dwellings consisted of large, circular thatched and domed structures of willow covered with tule thatching. These tule houses could be built to house a large family. In addition to the living structure, a ramada (an open-air structure for outdoor cooking) was located adjacent to the home.[71] A large ceremonial structure was often present and was used as the religious center where the lineage leader resided. Additional structures, such as granaries for food storage and sweathouses for ritual activities, were often located adjacent to pools or streams.[72]

Because of their inland location, Serrano society was left relatively intact during initial Spanish colonization, unlike groups that inhabited the coastal area. In 1772, Spanish explorer Pedro Fagès traveled through the Cajon Pass to the Mojave Desert in an attempt to identify the native groups in this region. Fagès' ultimate goal was to place the Serrano under the supervision of a mission. By 1819, the Serrano were relocated to the Estancia of the Mission San Gabriel in Redlands.[73] At the time of relocation, there were likely on the order of 3,500 Serrano inhabiting the Mojave Basin. Between 1840 and 1860, a smallpox epidemic caused severe population decline. By 1910, the census recorded only 100 Serrano people in the region, though community members persisted and descendants continue today.[74]

68 Kroeber, A.L. 1925. *Handbook of the Indians of California*. New York, NY: Dover Publications, p. 611.

69 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

70 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

71 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

72 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

73 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

74 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

The Cahuilla

As inhabitants of the topographically complex south-central California desert, the Cahuilla were able to exploit and inhabit a variety of ecotones that include mountains, canyons, valleys, and deserts. Portions of the Cahuilla territory include elevations of 11,000 feet above mean sea level (MSL) in the San Bernardino Mountains to 273 feet below MSL in the vicinity of the Salton Sea. Today, three main divisions of Cahuilla are recognized by researchers: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla. Their lifeways adapted to a variety of environmental zones, which contributed to the formation of a diverse and complex social and political structure.

Traditionally the Cahuilla gathered, hunted, and gardened, and were organized socially and politically around a hierarchical structure. Cahuilla clans contributed to a larger integrative system that connected many politically autonomous segments into a wider religious, economic, and political network of cooperative groups. The Cahuilla are members of the Shoshonean language group. They are organized along lines of patrilineal descent and are exogamous, being members of either the Wildcat or Coyote moieties. An office of lineage leader, *net*, is inherited through the father's line and is responsible for tribal schedules and events necessary to maintain cultural, social, political, and economic balance. Additionally, the lineage leader functions with the support of the *hawaynik*, or ceremonial song leader, and the *paxa*, or shaman, who form an elite association.

First contact with the Spanish came in 1774 by the Juan Bautista de Anza expedition.[75] Following severe population declines during the historic period due to disease, displacement, and missionization, many Cahuilla people were relocated to reservations established in 1877. Today, nine federally recognized Cahuilla tribes maintain their cultural traditions and sovereignty.

Gabrieleño

The Gabieliño belong to the Takic-speaking family of the Uto-Aztecan linguistic stock. Named after the Mission San Gabriel, the Gabrieleño are considered to have been one of the two wealthiest and largest ethnic groups in southern California,[76] the other being the Chumash. This was largely due to the many natural resources within the land base they lived in, primarily the rich coastal section from Topanga Canyon to Aliso Creek, and the offshore southern Channel Islands of San Clemente, San Nicolas, and Santa Catalina.

The ancestors of the Gabrieleño are thought to have arrived in the Los Angeles Basin around 1500 B.C. and spread throughout the area, displacing a preexisting Hokan-speaking population.[77] The first Spanish contact with the Gabrieleño took place in 1542, when Juan Rodriguez Cabrillo arrived on Santa Catalina Island. In 1602, the Spanish returned to Santa Catalina under Sebastián Vizcaíno; and in 1769, Gaspar de Portolá made the first attempt to colonize Gabrieleño territory. By 1771, the Spanish had built four missions, and the Gabrieleño experienced severe population decline and cultural disruption following missionization, disease, and colonial settlement, descendants of the Tongva people continue to live in the region.[78]

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75 Bean, Lowell J. and Charles R. Smith. 1978. "Serrano." In *Handbook of North American Indians*. Vol. 8. Ed. William C. Sturtevant. Washington, DC: Smithsonian Institute, pp. 570–574.

76 Bean, L.J. and C.R. Smith. 1978. "Gabrieleno." in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer Washington, DC: Smithsonian Institution, p. 547.

77 Sutton, Mark Q. 2009. "People and Language: Defining the Takic Expansion into Southern California." *Pacific Coast Archaeological Society Quarterly 41* (2–3): 31–94.

78 Bean, L.J. and C.R. Smith. 1978. "Gabrieleno." in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer

Although determining an accurate account of the population numbers is difficult, Bean and Smith[79] state that by A.D. 500, the Gabrieleño established permanent settlements and their population continued to grow. Early Spanish accounts indicate that the Gabrieleño lived in permanent villages with a population ranging from 50 to 200 individuals. The Gabrieleño population surpassed 5,000 people by around 1770.

Several types of structures characterized the Gabrieleño villages. They lived in domed circular structures covered with tule, ferm, or carrizo. Communal structures measured over 60 feet in diameter and could house three or four families. Sweathouses, menstrual huts, and ceremonial enclosures were also part of the village arrangements.[80]

The Gabrieleño practiced different subsistence strategies that included hunting, fishing, and gathering. Hunting activities in land were carried out with the use of bow and arrow, deadfalls, snares, and traps. Smoke and throwing clubs also were used to assist with the hunt of burrowing animals. Aquatic animals were hunted with harpoons, spear-throwers, and clubs. Although most fishing activities took place along rivers and from shore, open water fishing trips between mainland and the islands also took place using boats made from wood planks and asphaltum. The Gabrieleño fishing equipment included fishhooks made of shells, nets, basketry traps, and poison substances obtained from plants.[81]

The Gabrieleño diet included a large number of animals, such as deer, rabbit, squirrel, snake, and rats, as well as a wide variety of insects. However, some meat taboos also existed. The meat of bears, rattlesnakes, stingrays, and ravens was not consumed; these animals were believed to be messengers of the god Chengiichngech. Aquatic animals such as fish, whales, seals, sea otters, and shellfish were also an important part of the diet, mainly among the coastal population.[82]

A variety of plant foods were consumed by the Gabrieleño, the main one being acorns from the Oak tree (*Quercus* spp.). These nuts are rich in nutrients and have a high content of fiber and fat. Other plants used for consumption by the Gabrieleño include the seeds of the Islay (*Prunus ilicifolia*), which were ground into a meal; and the seeds and shoots of the Chía (*Salvia columbariae*), which were eaten raw, made into loaves, or mixed with water to make a beverage. Roots and bulbs were also part of the diet among the mainland and island groups, as well as clover, wild sunflower seeds, and cholla seeds. Wild tobacco was used for medicinal purposes and as a sedative and narcotic.[83]

The Gabrieleños were involved in trade among themselves and with other groups. Coastal Gabrieleños exchanged steatite, shell and shell beads, dried fish, sea otter pelts, and salt with inland groups for acorns, seeds, obsidian, and deerskins.[84] During the late prehistoric period, the

Washington, DC: Smithsonian Institution, pp. 540–541.

79 Bean, L.J. and C.R. Smith. 1978. “Gabrieleno.” in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer Washington, DC: Smithsonian Institution, p. 540

80 Bean, L.J. and C.R. Smith. 1978. “Gabrieleno.” in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer Washington, DC: Smithsonian Institution, p. 542.

81 Bean, L.J. and C.R. Smith. 1978. “Gabrieleno.” in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer Washington, DC: Smithsonian Institution, p. 546.

82 McCawley, W. 1996. *The First Angelinos: The Gabrieleno Indians of Los Angeles*. Banning, CA: Malki Museum Press, pp. 116–17, 121, 126.

83 McCawley, W. 1996. *The First Angelinos: The Gabrieleno Indians of Los Angeles*. Banning, CA: Malki Museum Press, pp. 128–31.

84 Bean, L.J. and C.R. Smith. 1978. “Gabrieleno.” in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer

principal trade item, both among the Gabrieleño and for export to other groups, was steatite. Also known as soapstone or soaprock, major outcroppings of steatite are found on Santa Catalina Island. Steatite was widely used among the Gabrieleño to make arrow straighteners and artistic or ritualistic objects. In addition, this rock was used in the making of functional objects for food preparation such as bowls, mortars, pestles, and comals.[85] Archaeological data indicate that a steatite "industry" developed prehistorically on the island that involved the large-scale trade of both raw materials and finished artifacts to mainland communities.

Luiseño

The Luiseño belonged to the Takic family of the Uto-Aztecan linguistic stock. Named after the Mission San Luis Rey de Francia, the term Juaneño refers to the Takic-speaking people associated with the San Juan Capistrano Mission. Krober and Harrington separated the Luiseño and Juaneño based on linguistic differences. However, White[86] has suggested ethnologically and linguistically both groups are one ethnic group.[87]

The Luiseño lived in permanent villages that were usually located along streams, valley bottoms, or coastal strand near mountain ranges close to water, and village defense was possible. Villages were ruled by hereditary chiefs who controlled religious, economic, and territorial activities.[88,89] An advisory council comprised of ritual specialists and shamans were consulted on environmental and other knowledge. It is possible that larger villages may have had more complex social and political structures.[90,91]

Like the Gabrielino, the Luiseño practiced different subsistence strategies such as hunting, fishing, and gathering. Inland hunting activities were carried out by using curved throwing sticks, nets, slings or traps, and bow and arrow. For near-ocean fishing, dugout canoes, basketry fish traps, and shell hooks were utilized. Hunting was carried out both by individuals and organized groups. The Luiseño utilized coiled and twined baskets for gathering, preparation, storing, and serving food.[92]

Washington, DC: Smithsonian Institution, p. 547.

85 Bean, L.J. and C.R. Smith. 1978. "Gabrieleno." in *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer Washington, DC: Smithsonian Institution, p. 547.

86 White, Ramond C. 1963. "Luiseño Social Organization." *University of California Publications in American Archaeology and Ethnology 48* (2): 91–194.

87 Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

88 Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

89 Boscana, Gerónimo. [1846] 1933. *Chinigchinich: A Revised and Annotated Version of Alfred Robinson's Translation of Father Geronimo Boscana's Historical Account of the Belief, Usages, Customs and Extravagancies of the Indians of San Juan Capistrano Called the Acagchemem Tribe*. Santa Ana, CA: Fine Arts Press.

90 Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

91 William D. Strong, "Aboriginal Society in Southern California," *University of California Publications in American Archaeology and Ethnology* 26, no. 1 (1929): 1–358.

92 Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

The Luiseño diet was based on gathering acorns, seed, green, bulbs, roots, berries, among others. Their food was supplemented by hunting large and small mammals such as deer, antelope, rabbit, woodrat, ground squirrels, and mice. The Luiseño also hunted quail, dove, and duck. Inland populations also fished trout among other fish from mountain streams. Bands along the coast supplemented their diet from marine resources, such as sea mammal, fish, crustaceans, and mollusks.[93]

The first Spanish missions were established in California in 1769, nearly 30 years later the San Luis Rey Mission was established in 1798 on the lower San Luis River. Most of the Luiseño were converted and taken to the mission. Due to poor living conditions and the introduction of European diseases, Luiseño population rapidly declined. After the closure of the missions by the Mexican government, the Luiseño dispersed throughout Southern California. During the mission period, Luiseño cultural practices and language were heavily suppressed, although many traditions and ceremonies persisted and continue today.[94]

4.4 HISTORY

Mission Period (CE 1769–1822)

The arrival of the Spanish and the subsequent establishment of the missions would have severe consequences for the Native American population throughout California. These effects were caused by many factors, including the alteration of the landscape due to the introduction of European plants and animals, the destruction of social systems caused by the imposition of the mission system, and the introduction of European diseases. The settlement of California was a Spanish state enterprise led by a combination of soldiers and missionaries sent to settle the territory of Mexico and Alta California through the establishment of missions.

The establishment of the mission system was meant to address the threat to Spanish control posed by expansionist interests along the Pacific Coast by the Russian and English empires. This was to be accomplished by converting the indigenous peoples who lived in Alta California into Catholic citizens of Spain. The missions' economic function depended heavily on the labor of the local Native American population who supplied the primary workforce that both built and operated the missions and their related settlements. In the charter of the Alta California missions, there was a stipulation that, 10 years after a mission's establishment, it should be given to the Indians for their benefit. This promised transition to Native American control rarely occurred.[95]

The proposed project area is in what was Mission San Gabriel's sphere of influence during the Mission Era. Mission San Gabriel was founded in 1771, and Los Angeles was founded in 1781. In 1810, Spanish missionaries established Mission San Bernardino, named after Saint Bernardino of Siena. The Franciscan missionaries also named the snowcapped peak to the north of this area San Bernardino, in honor of the saint. It is from these designations that the County would

[93] Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

[94] Bean, Lowell J. and Florence C. Shipek. 1978. "Luiseño." In *Handbook of North American Indians*. Vol. 8. Ed. R.F. Heizer. Washington, DC: Smithsonian Institution, pp. 550–63.

[95] Lightfoot, Kent G. 1 September 2005. "Indians, Missionaries, and Merchants: The Legacy of Colonial Encounters on the California Frontiers." *Choice Reviews Online 43* (1). Accessed September 2025. Available at: https://doi.org/10.5860/choice.

eventually derive its name.[96] In 1819, the Franciscans established the San Bernardino de Sena Estencia, a mission farm in what is now Redlands.

The Native Americans who occupied the proposed project area were recruited (willingly or unwillingly) by missionaries, converted, and put to work in the mission. Throughout this period, the Native American populations throughout California declined substantially. The cause of this decline was multifaceted and included European diseases, poor nutrition, and tribal conflict.[97] The loss of some or most of the members of traditional tribal groups to the mission system, combined with a population decline caused by European contact, left the Native American populations without the resources necessary to continue their traditional social organization.[98] These pressures led to the end of traditional subsistence methods for California's native people in general and the proposed project area specifically.

Rancho Period (CE 1822–1850)

In 1821, Mexico declared independence from Spain, and the following year, California became a Mexican territory. After California's absorption into what would become the Republic of Mexico, the mission properties and lands were secularized in 1834. The lands used to support the missions were seized by the Mexican government from the Church and distributed in very large land grants, with the vast majority of the mission properties ending up in the hands of a few prominent Californio families. It was during this period of transition from Spanish Imperial control to Mexican governance that the Californio culture was established. Native Americans continued as laborers for the Californios during the Rancho Period.[99]

Several ranchos were established in this area, including Rancho Jurupa (1838), Rancho Cucamonga (1839), Rancho El Rincon (1839), Rancho Santa Ana del Chino (1841), and Rancho Muscupiabe (1844). Agua Mansa became the first town in what would become San Bernardino County, settled by immigrants from the territory of New Mexico on land donated from Rancho Jurupa in 1841.

In 1842, Californio politician and governor of Alta California Juan Bautista Alvarado granted 37,000 acres of land known as Rancho San Bernardino to José del Carmen Lugo, José Mario Lugo, Vincente Lugo, and José Diego Sepulveda. In 1851, the Lugos sold the rancho to members of The Church of Jesus Christ of Latter-Day Saints, who established a settlement in what would become downtown San Bernardino. The Mormons built Fort San Bernardino on the rancho.

The land use pattern throughout Alta California during this period expanded to include cattle ranches that produced commodities for the hide and tallow trade. Along with the economic shift,

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96 Sanchez, Nellie Van de Grift. 1914. *Spanish and Indian Place Names of California: Their Meaning and Their Romance*. San Francisco, CA: A.M. Robertson, p. 74. Accessed September 2025. Available at: https://archive.org/details/spanishandindia00sancgoog.

97 Cook, Sherburne F. 1976. *The Conflict between the California Indian and White Civilization*. Berkeley, CA: University of California Press.

98 Milliken, Randall. 1995. *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area, 1769-1810*. Menlo Park, CA: Ballena Press.

99 Rice, Richard B. 2011. *The Elusive Eden: A New History of California*. 4th ed. New York, NY: McGraw-Hill, pp. 122–23.

Native Americans, former neophytes, and immigrants also supplied labor for the manufacturing of such items as leather, soap, saddles, harnesses, blankets, shoes, and wagons.[100]

The treatment of Native Americans worsened during the Rancho Period. Former neophytes of the now-secularized missions were forced off whatever land they had occupied or were put to work on what became privately-owned ranchos, usually as slaves. This was indicative of the differences between the mission colonization of the Spanish and the exploitive treatment of native peoples by the Ranchos. This pattern would continue into the American Era. Whereas the missions sought to utilize the neophytes' labor (forcibly, if necessary) and make them Spanish citizens, the Rancho system (under both Mexican and American control) saw native people generally as compelled labor.

Early American Period (CE 1850–1900)

California was admitted to the Union on September 9, 1850. The discovery of gold in 1848 in the Sierra Nevada's ignited a major migration into the northern half of California as immigrants poured into the territory seeking gold or the opportunities it presented. The huge influx of people had a major impact on the environment and the remaining indigenous populations. Beginning in 1849, the gold rush drastically altered California's freshwater systems and created a shortage of rancho workers who diverted their labor to mining gold. This loss of the rancho workforce—and the huge increase of American migrants to California, squatting on land once part of ranchos—would later contribute to the disintegration of the Mexican land grants and the eventual division and sale of land grant property.[101]

As miners poured into California in search of gold, the California territory found itself unprepared for the resulting population boom. Simultaneously, the military and local governments could not maintain their authority. This mostly male immigration into California from other parts of the United States and even other countries drastically altered the demographics and environmental conditions in California. Miners seeking workable claims conflicted with the Native American peoples who historically occupied the land in and around mining claims. Vigilantes, bounty hunters, and groups of miners began attacking Native Americans throughout California with relative impunity. Several major massacres and what must have been thousands of smaller acts of violence occurred during this time period. Sherbune F. Cook estimated about 310,000 native people lived in California in pre-contact times, and the population dropped to perhaps 25,000 by the end of the 19th century.[102]

There were 18 unratified treaties between the United States and California tribes submitted to the U.S. Senate on June 1, 1852, by President Millard Fillmore. Unknown to the tribal signatories, the U.S. Senate did not ratify the treaties, thereby reneging on the terms of the treaty documents. Because of their unrecognized legal status, the Native American populations across the state were left vulnerable to abuse and subjugation at the hands of settlers and by policies of the State of California that encouraged the displacement and removal of the Native American population.

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100 Marschner, Janice. 2002. *California 1850: A Snapshot in Time*. 3rd pub. Sacramento, CA: Coleman Ranch Press, p. 154.

101 Robinson, William Wilcox. 1979. *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads*. Berkeley, CA: University of California Press.

102 Cook, Sherburne F. 1976. *The Conflict between the California Indian and White Civilization*. Berkeley, CA: University of California Press.

It is within that context that on April 26, 1853, the State of California issued an act creating San Bernardino County from parts of Los Angeles and San Diego counties. The City of San Bernardino incorporated in 1854 and assumed the mantle of county seat.

In the ensuing decades, towns and cities, some driven by industrial endeavors, emerged within the County of San Bernardino. In 1860, William Holcomb and Ben Ware discovered gold, the largest find of its kind in Southern California, in Holcomb Valley. The town of Belleville was established in the area with William Holcomb as its first elected Justice of the Peace. Holcomb later went on to serve as San Bernardino County Assessor. In 1862, John W. Searles discovered borax on the dry barren surface of Searles Lake while prospecting for gold and silver with three other people in the Slate mountain range. In 1872, after seeing Francis (Borax) Smith's operation of borax recovery in Nevada, Searles realized what he had discovered a decade before. In 1873, he staked a claim to 640 acres of lake and formed the San Bernardino Borax Mining Company.[103]

The county built its first County Courthouse, a two-story wood building with a central clock tower and bell, in 1875 in the City of San Bernardino. In 1881, prospectors discovered silver in the mountains towards the eastern part of the county, claiming it as the Silver King Mine. The town that soon formed around this claim and others was named Calico and soon was large enough to have its own sheriff and courthouse. By the 1900s, the low cost of silver had left the area a ghost town. Half a century later in 1951, Walter Knott, the entrepreneur who created Knott's Berry Farm amusement park in Orange County, would purchase the Calico townsite and transform it into a re-created ghost town. Knott would donate the Calico townsite to San Bernardino County in 1966, when it was made part of the San Bernardino County Regional Parks system.

The Atchison, Topeka, and Sata Fe Railway (AT&SF) has a significant history in San Bernardino County. The AT&SF brought many families into the County to settle and cultivate citrus groves and vineyards while taking advantage of new shipping routes in the late 19th century. In 1887, a railroad connector line was built connecting San Bernardino to Pasadena. The AT&SF first built a two-and-a-half-story wood train depot in San Bernardino in 1886 to replace a converted boxcar that had been used as a temporary station.[104] After burning down in 1916, the company built a Mission Revival–style station that was the largest railway station west of the Mississippi River at the time of its construction in 1918.[105]

20th Century (1901–1991)

The Union Pacific Railroad (UP) has an important history in San Bernardino County, particularly with its acquisition of the San Pedro, Los Angeles, and Salt Lake Railroad (LA&SL) and its influence on the region's transportation network. The LA&SL Railroad later operated under the UP umbrella and connected San Bernardino to Los Angeles, creating a crucial link in the transcontinental railway system. The San Bernardino Santa Fe Depot, also a major player in the area's rail history, served by Santa Fe Railway and UP trains. Several key events and developments in the rail and transportation history of San Bernardino County unfolded in the first years of the 20th century. From 1901 to 1905, LA&SL constructed its rail line from Salt Lake City

[103] County of San Bernardino. "Facts and History about San Bernardino County." Accessed April 2025. Available at: https://main.sbcounty.gov/sbcounty-history/.

[104] Serpico, Philip C. 1988. *Santa Fe Route to the Pacific*. Palmdale, CA: Omni Publications, p. 20.

[105] San Bernardino Associated Governments. 20 August 2009. "The Santa Fe Depot, SANBAG's New Home." Accessed September 2025. Available at: https://web.archive.org/web/20100527114821/http://www.sanbag.ca.gov/about/santa-fe_depot.html.

to Los Angeles, passing through San Bernardino. In 1902, UP acquired half of the LA&SL Railroad's stock, seeking an outlet to the California coast. In 1905, the LA&SL Railroad opened, connecting San Bernardino to Los Angeles and becoming a vital link in the transcontinental rail network. In 1921, UP acquired the remaining stock of the LA&SL Railroad, fully integrating it into its system.[106,107]

The early 20th century saw the incorporation of numerous cities in San Bernardino County, including Upland (1906), Chino (1910), Rialto (1911), and Needles (1913). The County constructed a new Court House in 1926. A 1923 earthquake had struck the old courthouse, severely damaging it. County Supervisors requested architect Howard E. Jones determine whether it was more economical to repair and upgrade the existing, damaged courthouse or build an entirely new one. In 1998, this 1926 Court House was added to the NRHP.[108]

In the decade following the conclusion of World War II, residential development and an ensuing housing boom largely replaced citrus and other agricultural land uses. Large swaths of tract development quickly covered much of the City of Rialto. These homes were predominantly built in Minimal Traditional and Ranch styles. The prevalence of these smaller lots across former citrus fields and the rise of automobile ownership and usage facilitated the area's suburbanization.

Around the middle of the 20th century, the federal government further established a military and institutional footprint within San Bernardino County. On August 8, 1940, President Franklin D. Roosevelt set aside roughly 1,000 square miles in the Mojave Desert north of Barstow as an antiaircraft training range. This desert training center, with over 60,000 troops, was redesignated Camp Irwin in December 1942. In 1961, the post was renamed once more as Fort Irwin and classified as a permanent installation. In 1950, Norton Airbase, a logistics depot and heavy-lift transport facility, as well as the U.S. Army Air Corps and Advanced Flying School near Victorville, opened. These two facilities were decommissioned in 1994 and 1992, respectively. In 1957, a Marine Corps Training Center opened in 1952 was designated as the Twentynine Palms Marine Base. The mid-to-late 20th century witnessed another flurry of incorporations, including Barstow (1947), Fontana (1952), Montclair (1956), Victorville (1962), Loma Linda (1970), Adelanto (1970), Rancho Cucamonga (1977), Grand Terrace (1978), Twentynine Palms (1987), Highland (1987), Hesperia (1988), and Chino Hills (1991).[109]

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106 Kane, Holly Charmain. 2007. "Arriving in Los Angeles: Railroad Depots as Gateways to the California Dream." PhD dissertation. University of Southern California, p. 66.

107 UtahRails.net. 8 May 2024. "Overview: San Pedro, Los Angeles and Salt Lake Railroad (1901-1916) Los Angeles and Salt Lake Railroad (1916-1936)." Accessed September 2025. Available at: https://utahrails.net/up/splasl-lasl-1901-1936.php.

108 County of San Bernardino. "Facts and History about San Bernardino County." Accessed April 2025. Available at: https://main.sbcounty.gov/sbcounty-history/

109 County of San Bernardino. "Facts and History about San Bernardino County." Accessed April 2025. Available at: https://main.sbcounty.gov/sbcounty-history/

4.5 CITY OF RIALTO

The following historic context is provided by the Rialto Historical Society.[110]

> *Nestled below the San Bernardino Mountains is the pleasant City of Rialto. It lies in the west portion of the San Bernardino Valley, due west of the County Seat. Rialto is 60 miles to the east of Los Angeles and 103 miles north of San Diego. Rialto is proud to be a city of commercial, residential, educational, cultural and industrial growth. Its dynamic growth reflects the successes of Rialto's past.*
>
> *The Rialto area is believed to have been occupied prior to the year 1500. Ancient artifacts and an indication of a village were discovered near the Lytle Creek wash by archaeologists indicating Indians lived in the Rialto area between 1500 and 1800 AD. Where these Indians went, or why, remains a mystery. Later records indicate that in 1769 the King of Spain awarded portions of this area to selected Spanish Dons as part of the Spanish land grants. In 1848 as part of the Treaty of Guadalupe Hidalgo, California was ceded to the United States.*
>
> *The Mormons settled in the San Bernardino valley in 1851 purchasing the Lugo ranch (now the City of San Bernardino) and claiming portions of the bench. (This claim was later disallowed by the United States Government.) A few pioneers began moving into the Rialto area by the year 1854 and established ranches and farms along the bench area. It was here in Rialto where Muscat Grapes were grown by George Lord and cuttings from his plants were sent to many neighboring counties. An adobe house from this time period is believed to have been built by Michael White and is the oldest structure in Rialto and is now restored in Bud Bender Park "Lilac Park".*
>
> *In 1887 the Semi Tropic Land and Water Company was formed and purchased 25,000 acres of land that includes what is now Rialto and parts of Fontana and Bloomington. They developed the town site and named the town (on a suggestion by Hattie Merrill, daughter of Samuel Merrill, former Governor of Iowa) after the Rialto Bridge in Venice, Italy. This same year a railroad connector line was built between San Bernardino and Pasadena by the Santa Fe Railroad. Along the line, town sites were located every 2,600 yards and by the fall of that year over 25 new towns were built.*
>
> *Also in this year a group of Methodists arrived from Halsted, Kansas seeking a new college site. Although the college was never built, it was the Methodists who started the town of Rialto. It soon was realized that Rialto was perfect for growing citrus and rapidly many acres were set to citrus trees.*
>
> *In the fall of 1888 it became evident that schooling was needed so the first school was built and Brooke School District was formed. Records show that up until 1920, the Brooke School District was in continuous operation. A prominent Rialto family bought the first school house in 1921, remodeled the building, and members of the family there for many years, however, the house burned down a number of years ago.*

[110] Rialto Historical Society. 11 August 2011. "The Story of Rialto." Accessed September 2025. Available at: https://web.archive.org/web/20111111005200/http://www.ci.rialto.ca.us/cityclerk_1165.php.

Despite the land boom of the '80s and the crash of 1889, Rialto continued to grow. In 1893 there were half a dozen businesses, including a blacksmith, lumber yard and a cement pipe manufacturing company. Additionally the City had the beautiful three story Hotel Del Rialto and 35 homes with a total population of around 250 residents. The first citrus association was started and the first packing house was built in 1894. Sadly, the Hotel Del Rialto burned down in 1907. But, Rialto's popularity quickly began to grow as it became known as a town of lovely homes and beautiful shaded drives. The Rialto School District was formed in 1891. The staff consisted of two teachers, and a principal, and the school had separate play areas for the boys and girls.

The Chamber of Commerce, then called an Improvement League, was established in 1907. Within four years the population had grown to over 1,200 with 40 businesses and a local newspaper. A decision to incorporate was made in the spring of 1911. The election results on October 31st of the same year were one hundred-thirty five for the incorporation and 72 against. Rialto thus became a sixth class city. Citrus became an important commodity in Rialto's early growth and at one time seven or more packing Houses, located along the Santa Fe tracks, were in use sorting, packing and shipping citrus to all areas of the country.

Foothill Boulevard (then named San Bernardino Avenue) was repaired in 1913 as part of the State highway program. Later it became part of Route 66 of the transcontinental Highway System. The following year, Los Angeles's Pacific Electric Railway completed its San Bernardino Line through the City of Rialto, with a junction at Riverside Avenue for the Riverside Line. Today the Tracks above First Street are a part of the Southern Pacific Railroad System and are only used for delivery to a couple locations still situated along the tracks.

A fire in the 1920s swept through and destroyed many of the buildings in the downtown area. Today this area has matured with new store fronts, updated buildings and rising modernization. Also located in Rialto are seven major retail shopping centers spread throughout the community.

Rialto's population growth had increased to 3,156 by 1950. In 1956 the population soared to 15,359. By 1964 it showed increase to 23,290 and 33,500 in 1978. Rialto is four miles wide and 8 1/2 miles long. Rialto's population grew to over 80,000 by December 1994 and presently the population is over 100,000.

4.6 DEVELOPMENT OF THE RAILWAY SYSTEM

The following historic context is provided by excerpts from Pacific Electric Inland Empire Trail Master Plan.[111]

The Pacific Electric Railway Company dates back to 1899. Pacific Electric lines once stretched from Santa Monica to Newport Beach on the coast and east to Redlands and Riverside. The San Bernardino Line was Pacific Electric's longest line. It was unique in

[111] Boyle Engineering Corporation. November 2000. "Pacific Electric Inland Empire Trail Master Plan" (prepared for Cities of Claremont, Montclair, Upland, Rancho Cucamonga, Fontana, Rialto, and San Bernardino Associated Governments. Accessed September 2025. Available at: https://www.cityofrc.us/sites/default/files/2020-10/Pacific%20Electric%20Trail%20Master%20Plan.pdf.

that it was the company's only 1200-volt electrified line and the line on which the system's highest average speeds were consistently maintained.

The San Bernardino Line, with its several branches, did more than any other line to give Pacific Electric the distinction of being classified as a true interurban operator. Stations on the San Bernardino Line, in order, were Claremont, Upland, Alta Loma, Etiwanda, Fontana and Rialto, where Riverside cars cut off running south via Bloomington to Riverside.

Construction of the San Bernardino Line began in 1906 and ultimately connected Pacific Electric's Northern District with lines of its Eastern District (San Bernardino, Redlands, and Riverside). Next came the construction of the Pomona-Claremont-Upland segment (built by the Ontario & San Antonio Heights Railway which Pacific Electric absorbed in 1912); this line opened for service on December 1, 1910.

[…] The line was formally opened for service on July 11, 1914. Pacific Electric patrons had immediate access to points reached by the affiliated San Bernardino Valley Traction Company, including Highland, Colton, Patton and Redlands. Riverside was reached via a connecting line built from Rialto to Riverside by the Crescent City Railway Company. This connection line opened for service on March 24, 1914.
On November 28, 1914, Pacific Electric Railway Company offered a $50 prize for a name and a suitable symbol for a new all-day trolley trip being offered from Los Angeles to Redlands. Thus was born the famous "Orange Empire Trolley," destined to become Pacific Electric's outstanding excursion, with service beginning January 3, 1915. The Orange Empire train left 6th and Main at 9:00 AM arrived at Rialto at 10:36 AM and at Riverside at 11:00 AM.

In 1927, trains from Los Angeles to San Bernardino typically operated on a two-hour headway with modifications to meet requirements of travel. Practically all trains consisted of two cars, one of which cut off at Rialto and operated to Riverside while the other continued on to San Bernardino. Two of the San Bernardino trains were operated as strictly limited trains. These were "The Angel City Limited," inbound to Los Angeles and "The Citrus Belt Limited," outbound to San Bernardino. These made the Los Angeles-San Bernardino run in 1 hour 45 minutes.

The first abandonment of rail passenger service occurred on July 20, 1936, when San Bernardino-Redlands service was discontinued; rail was removed from Redlands to Sunkist, with that portion from San Bernardino to Sunkist kept to serve packing houses. Regular service was abandoned on June 9, 1940, between Riverside and Rialto.

In Rialto, California, the Pacific Electric Railway (PE) and the Union Pacific Railroad (UPRR) had a cooperative relationship, with the PE operating on UPRR-owned tracks for the Riverside-Rialto Line. The UPRR-owned line, known as the Crestmore Line, was a crucial shortcut for PE trains heading to and from Los Angeles. For the tracks from Riverside to Rialto, the PE provided all passenger service, while freight trains were operated by both railroads.[112]

[112] Crise, Steve. 2023. "Riverside – Rialto Line." Pacific Electric Railway Historical Society. Accessed September 2025. Available at: https://www.pacificelectric.org/collections/steve-crise-collection/riverside-rialto-line/

SECTION 5.0
METHODS

This section presents the methodology used while conducting records searches and gathering archival information, conducting a search of the NAHC SLF, and conducting an intensive archaeological pedestrian survey.

5.1 CHRIS RECORDS SEARCH

On August 1, 2024, and April 30, 2025, SEI requested digital searches of the CHRIS SCCIC at the California State University, Fullerton to identify prior studies and previously recorded resources within the project area and surrounding 0.25-mile area, as well as obtain copies of existing geospatial and PDF copies of records within the proposed project area. The data gathered was then securely stored in SEI's geospatial library. The data was analyzed by the authors of this report to aid in the identification of potential historical resources and to design the historical context which facilitated built environment evaluations of historic era buildings and structures within the proposed project footprint.

5.2 HISTORICAL/ARCHIVAL RESEARCH

With the same objectives of identifying potential historic era cultural resources, and aid in the development of historic contexts for resource CRHR eligibility evaluations, SEI archaeological and architectural historians also conducted historical and online archival research for subject properties within the proposed project. SEI staff examined aerial photographs available at the UCSB Fairchild Aerial Photo Collection online digital archives, utilized in-house maps and library documents, and accessed online digital County Assessor's Office data and historic newspaper publications. SEI staff also completed searches of the Historic Property Data File, NRHP, CRHR, California Historical Landmarks, California Inventory of Historic Resources, and California Points of Historical Interest for the proposed project and surrounding 0.25-mile area. Historical and archival sources identified during the search have been incorporated into Section 3, *Setting,* Section 6, *Results,* with links to source material provided as footnotes and in Section 8, *References.*

5.3 SACRED LANDS FILE SEARCH

An SLF database search and Native American contacts list request was submitted via email to the NAHC on July 29, 2024, for the proposed project footprint. Coordination with interested Native American tribes was conducted as part of the companion Section 106 National Historic Preservation Act (NHPA) Native American consultation process undertaken by Caltrans[113] and under the CEQA AB 52 process led by the City.

5.4 ARCHAEOLOGICAL SURVEY

An intensive pedestrian survey of the proposed project footprint was completed on September 11, 2024, by Ms. Lilibeth Tome to identify cultural resources visible on the ground surface and characterize the baseline conditions of the area as it pertains to cultural resources. The one-person survey used 15-foot parallel transects, observing the ground surface for the presence of

[113] City of Rialto. 2025. *Archaeological Survey Report*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

Native American prehistoric and historic era artifacts or features. Indicators of prehistoric cultural material observed for included, but was not limited to, lithics, projectile points, ground stone, faunal (animal bone), and evidence of darkened or oily midden soils. Evidence of historic era cultural material included cans, glass bottles or shards, ceramic sherds, metal debris, and remnants of steel, iron, or metal tools, equipment, or automobiles, etc.. Buildings, structures, and objects that may be of interest to architectural historians studying baseline conditions for built environment were also noted during the archaeological survey. Representative photographs were taken of the survey area to document ground visibility, weather, and baseline conditions. Digital photographs were taken using an iPad, and spatial survey coverage data was gathered using Esri Field Maps and Survey123 software.

5.5 BUILT ENVIRONMENT RESOURCE IDENTIFICATION

The baseline built date for studying properties in the proposed project APE was established as 1974, or those constructed more than 50 years before the year 2024. In addition to the sources provided above for historic online research, SEI architectural historians also searched the Directory of Properties in the Historical Resources Inventory (Office of Historic Preservation, July 30, 2019) and the Built Environment Resource Directory (BERD) (2021). Sources consulted in the process of preparing the historic context statement and evaluating properties in the proposed project footprint include:

- Ancestry.com: Genealogy Database (2025)
- City of Rialto Branch Library, 251 W 1st Street, Rialto, CA 92376
- City of Rialto Clerk's Office, Rialto Public Records
- City of Rialto: "History" website (2025)
- Historic Aerials: NETRonline, Aerial Photo and Topographic Maps (2025)
- NeighborWho Property Reports (2025)
- Newspapers.com; Rialto Record and The San Bernardino County Sun issues: narrative histories of local businesses and personages (2025)
- Sanborn Maps, 1867–1970 (Library of Congress; ProQuest; 2025)
- San Bernardino County Assessor Online Portal (2025)

Finally, information regarding historic built environment resources was sought from local government agencies, local historical societies/historic preservation groups, and other interested parties. Letters soliciting information regarding cultural resources were sent via email on April 4, 2025, to the following agencies or groups:

- Rialto Historical Society
- San Bernardino County Planning Commission
- San Bernardino County Museum
- Pacific Electric Railway Historical Society

SECTION 6.0
RESULTS

6.1 CHRIS RECORDS SEARCH RESULTS

The records search conducted at the CHRIS SCCIC at California State University, Fullerton, identified six (6) prior cultural resource studies that were conducted within the proposed project footprint or a 0.25-mile radius (Table 6.1-1, *Previous Cultural Studies within 0.25 Mile of the Proposed Project*). Of these, three (3) occurred within the proposed project footprint and account for less than 20 percent coverage of the proposed project area.

Additionally, the CHRIS records search indicated that there have been zero archaeological cultural resources previously identified in the proposed project footprint or surrounding 0.25-mile area. One (1) built environment resource was identified within a 0.25-mile radius (Table 6.1-2, *Previously Identified Cultural Resources Located within 0.25 Mile of the Proposed Project*). Further discussion of built environment resources is presented in the Exempted Properties list (Appendix B) and California Department of Parks and Recreation (DPR) 523 Forms (Appendix C), with a table of evaluated resources and their CRHR eligibility determinations presented below in Section 6.5.

TABLE 6.1-1
PREVIOUS CULTURAL STUDIES WITHIN 0.25 MILE OF THE PROPOSED PROJECT

Report No.	Author(s)	Year	Report Title	Report Type	Within Project Area	Within 0.25 Mile of Project Area
SB-01738	Macko, Michael E.	1987	Results of an Intensive Cultural Resource Survey of a 105-Acre Minor Subdivision in Summit Valley, San Bernardino County, California	Archaeological, Architectural History, Field study		X
SB-04251	White, Laurie S.	2000	Cultural Resources Assessment for AT&T Wireless Site #C957 (Foothill & Riverside) City of Rialto, San Bernardino County, CA	Archaeological, Architectural History, Field study		X
SB-04362	Hatheway, Roger G. and Fred E. Budinger	2001	Architectural & Archaeological Evaluation of 14 Structures in the City of Rialto, CA in Support of Proposed Seismic Retrofitting	Archaeological, Architectural History, Field study		X
SB-02853	Foster, John M., James J. Schmidt, Carmen A. Weber, Gwendolyn R. Romani, and Roberta S. Greenwood	1994	Cultural Resource Investigation: Inland Feeder Project, MWD of Southern CA	Archaeological, Architectural History, Field study	X	
SB-05766	Love, Bruce	2002	Cultural Resources Report: Bakersfield—Rialto Fiberoptic Line Project, Kern, Los Angeles and San Bernardino Counties, California.	Archaeological, Field study	X	
SB-07960	Self, William	2002	Class III Cultural Resources Survey Addendum for the Proposed Calnev Expansion Project, California Portion San Bernadino County, California	Archaeological, Field Study	X	

TABLE 6.1-2
PREVIOUSLY IDENTIFIED CULTURAL RESOURCES LOCATED WITHIN 0.25 MILE OF THE PROPOSED PROJECT

Primary No	Description	Recorder, Date	Location
P-36-017601	First Christian Church building, which combines the Gothic Revival style and elements of the Craftsman style.	Janet Hensen, 2002	Within 0.25 mile

6.2 SACRED LANDS FILE SEARCH

The NAHC responded to the SLF database search and Native American contacts list request on August 19, 2024, indicating that the quadrangle in which the API is located is negative for previously recorded tribal cultural resources (Appendix D, *CHRIS Records Search*). In addition, a list of tribal entities was provided whom the NAHC suggested may have an interest in sharing information about Native American tribal cultural resources in the proposed project area (Appendix E, *NAHC Sacred Lands File Search Results*).

The following three Native American groups were contacted and sent letters via U.S. Postal Service on January 6, 2025:

- Gabrieleno Band of Missions Indians – Kizh Nation
- Yuhhaviatam of San Manuel Nation
- Soboba Band of Luiseno Indians

On September 17, 2025, the following 17 Native American groups were contacted and sent letters via U.S. Postal Service for Native American outreach based on the list provided by the NAHC:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Indians
- Cabazon Band of Cahuilla Indians
- Cahuilla Band of Indians
- San Gabriel Band of Mission Indians – Gabrieleno Tongva
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino/Tongva Nation
- Gabrielino-Tongva Indian Tribe
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians
- Pauma Band of Luiseño Indians - Pauma & Yuima Reservation
- Ramona Band of Cahuilla
- San Fernando Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

Follow-up emails were sent on February 6,2025 and March 6, 2025, to those who had not responded. As of the date of this report, one (1) response was received from the Yuhaaviatam of San Manuel Nation on January 23, 2025. Alexandra McCleary, Director of Cultural Resources

Management, requested additional information including the cultural resources report, DPR Forms, geotechnical report, and project plans and grading plans. The requested draft materials were provided via email on January 25, 2025.

6.3 HISTORIC RESEARCH FINDINGS: U.S. GEOLOGICAL SURVEY TOPOGRAPHIC QUADRANGLE MAPS

Historical topographic maps were reviewed to aid in determining the sensitivity of the area for prehistoric and historic archaeological resources and built environment resources. Historical U.S. Geological Survey (USGS) topographic quadrangle maps of the project and adjacent properties were identified and reviewed for the years 1896, 1914, 1938, 1940, 1943, 1967, and 1968.[114] The results are summarized below.

A review of the 1896 map indicates urban or suburban development in the proposed project area was low. At the turn of the 20th century, this portion of what is now Rialto, California, was primarily open rural land. Historic maps from this period reveal a sparse settlement pattern characterized by natural drainage courses, dry brush, and intermittent agricultural plots. Infrastructure was minimal, and land use was largely undefined, with dirt paths connecting homesteads and ranches across wide open spaces. Roads were present during this period, along with a scattering of buildings. The Atchison Topeka and Santa Fe Railroad ran through the region. Meanwhile, the 1914 map reveals the introduction of the Pacific Electric's Riverside–Rialto Line.[115,116]

By 1938, aerial imagery reveals a more established agricultural grid, with orchards, farms, and irrigation channels shaping the landscape. Foothill Boulevard, formerly part of Route 66, served as a critical transportation artery, encouraging modest growth along its path. Agricultural plots became more formalized, and the area's flat topography lent itself well to citrus groves and row crops, forming a patchwork of cultivated land.

By 1940, historic maps suggest the cessation of the Riverside–Rialto Line's operations.[117] Meanwhile a review of the 1943 map indicates that suburban development in the area remained minimal with the landscape continuing to be dominated by agricultural plots and open land. However, State Route 66 (now Foothill Boulevard) is clearly visible, serving as a major east-west transportation corridor and laying the groundwork for future urban expansion in the region.

As suburbanization took hold in the post–World War II era as demonstrated in the 1967 and 1968 maps depicting the area east of North Cactus Avenue as it began its transition from farmland to residential subdivisions. Housing developments, paved roadways, and civic infrastructure started to dominate the built environment. The rail corridor continued operating but was increasingly surrounded by single-family neighborhoods and community amenities. During this time, residential and commercial development increased.

By 1984, the area had undergone a complete transformation into a suburbanized urban environment. Although the rail corridor had ceased operations by 1940, its physical alignment

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114 NETR Online. Historic Aerials. Accessed September 2025. Available at: https://www.historicaerials.com/viewer.

115 Landis, Mark. 24 July 2017. "The Great Silver Spike Celebration Marked a New Link with LA." *The San Bernardino Sun* (San Bernardino, CA).

116 Pacific Coast Architecture Database. "Pacific Electric Railway, Depot, Rialto, CA." Accessed April 30, 2025. Available at: https://pcad.lib.washington.edu/building/21823/

117 City of Rialto. "History of Rialto." Accessed April 30, 2025. Available at: https://www.rialtoca.gov/488/history-of-rialto

remained as a remnant of legacy infrastructure. No longer in use, the former ROW persisted as a linear feature embedded within the now-densely developed residential and commercial landscape.

6.4 ARCHAEOLOGICAL SURVEY

An intensive pedestrian survey of the proposed project footprint documented a landscape dominated by hardscape or landscape and demonstrating a ground surface that is highly disturbed (Figure 6.4-1, *View Looking West along the Railroad*; Figure 6.4-2, *View Looking Northeast of Cactus Avenue*; Figure 6.4-3, *View Looking Northeast of Sycamore Avenue*). Ground visibility in the surveyed area was poor to moderate, ranging from 0 to 50% visible. Weather conditions were favorable for observations, with clear sunny skies. Soil in the surveyed area ranged from a light brown to gray alluvial sandy loam. Survey coverage is depicted in Figure 6.4-4, *Pedestrian Survey Coverage Map*.

No evidence of prehistoric or historic archaeological cultural material was observed in the proposed project footprint. No evidence of human remains was observed on the ground surface.



Figure 6.4-1. View Looking West along the Railroad[118]

[118] Sapphos Environmental, Inc., 2022.



Figure 6.4-2. View Looking Northeast of Cactus Ave.[119]



Figure 6.4-3. View Looking Northeast along Sycamore Avenue[120]

[119] Sapphos Environmental, Inc., 2022.

[120] Sapphos Environmental, Inc., 2022.

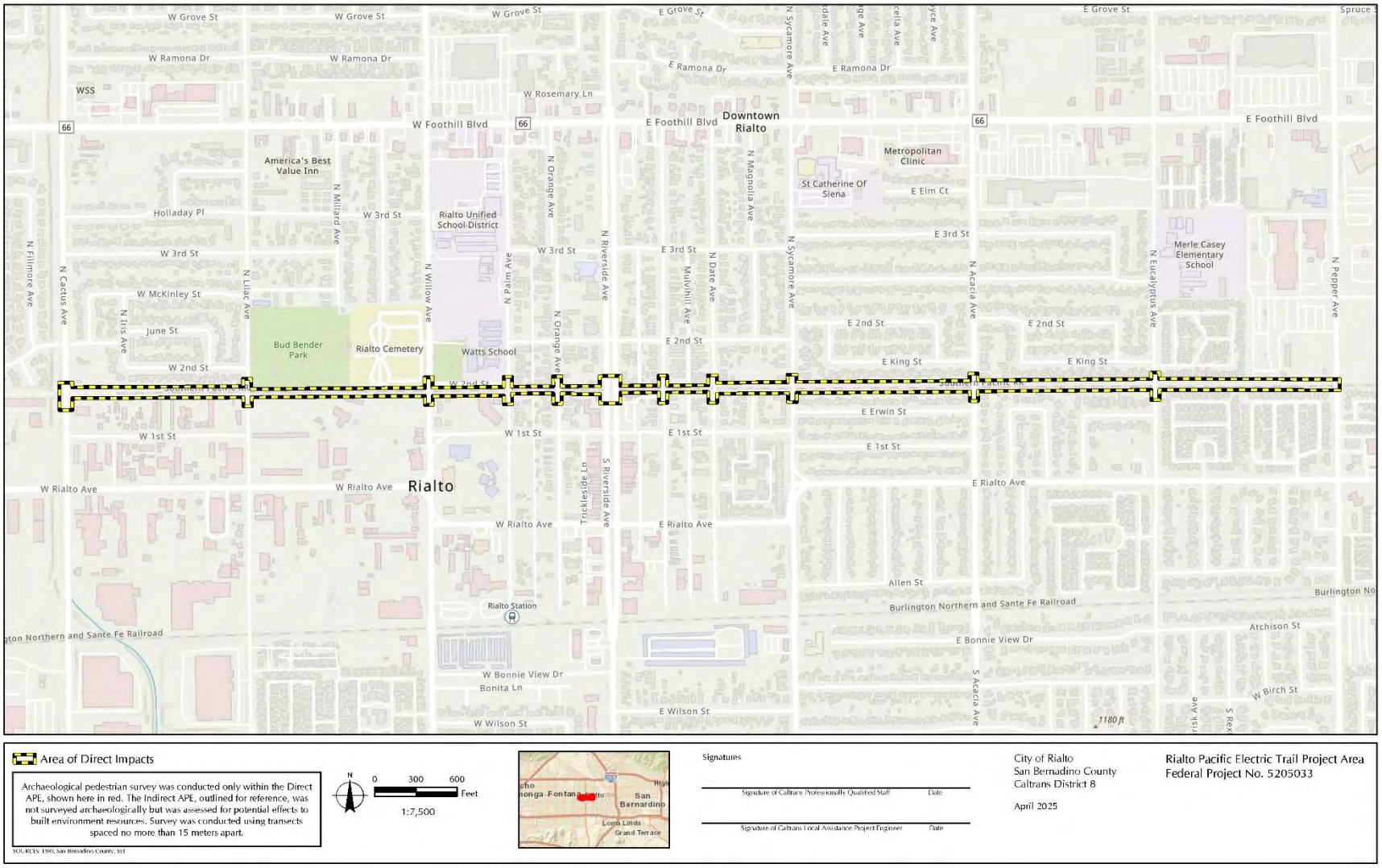


Figure 6.4-4. Pedestrian Survey Coverage Map[121]

[121] Sapphos Environmental, Inc., 2022.

6.5 BUILT ENVIRONMENT RESOURCE IDENTIFICATION AND EVALUATIONS

The proposed project is entirely within the City of Rialto. Historical development along the north and south boundaries of the PE tracks is a varied mixture of rail-related buildings, institutional, commercial, and residential buildings. The rail-related buildings are concentrated at the railway's intersection with Riverside Avenue and include the original Pacific Electric train depot, built in 1914, to the immediate south of the tracks and four Craftsman bungalows, built in 1919 and 1920, to the immediate north of the tracks. Various institutional buildings front the train tracks, including Bud Bender Park, Rialto Park Cemetery, the Rialto Chamber of Commerce, several churches, and a funeral home. There is a small grouping of auto repair shops along W First Street to the immediate south of the tracks between N Cactus Avenue and N Lilac Avenue. Most other buildings within the proposed project footprint consist of single-family residences ranging from early-20th-century Craftsman bungalows to post-World War II tract homes. On the east end of the proposed project footprint, there are several mobile home communities along both sides of the former railway. Much of this historical development owes its continued growth to the presence of the PE line; however, many of the subject properties do not appear to be directly associated with either development of the railway or with the broad patterns of history that would identify this area of downtown Rialto as a cohesive development.

The CHRIS SCCIC records search, historic research, and archival research confirmed that there are no historic properties previously listed in the NRHP, although three historic properties were re-evaluated during this study and recommended ineligible for inclusion in the NRHP or CRHR due to changes affecting the resources' character-defining characteristics and diminishing of resources' integrity (Table 6.5-1).

TABLE 6.5-1
HISTORIC PROPERTIES PREVIOUSLY DETERMINED ELIGIBLE FOR THE NRHP

P-Number	Name	Address/ Location	Community	OHP Status Code	Map Reference No.
36-017593	Pacific Electric Depot	119 N Riverside Avenue	Rialto	3S	MR #1
36-017594; 36-017595	Sears Craftsman Bungalows	125 N Riverside Avenue	Rialto	7N	MR #3
36-017596; 36-017597	Sears Craftsman Bungalows	129 N Riverside Avenue	Rialto	7N	MR #4

An examination of the proposed project footprint identified 142 resources that appeared to be 50 years of age or older. Of these, 33 subject properties were confirmed of this age and included in resource evaluations to recommend resource eligibility for listing in the NRHP, CRHR, and City of Rialto Local Listings. The results of this study are summarized in Table 6.5-2 below, with evaluations presented in each resource's DPR 523-series forms (Appendix C; Map Reference No. corresponds to DPR Location Map information). Subject properties exempted from study are summarized in Appendix B, *Built Environment Exemption Matrix*.

TABLE 6.5-2
SUMMARY OF FINDINGS: EVALUATIONS OF RESOURCE ELIGIBILITY FOR INCLUSION IN THE NRHP, CRHR, AND LOCAL LISTING

Name	Address/ Location	Community	OHP Status Code	Local Listing	Map Reference No.
Pacific Electric Railway: San Bernardino Line	N/A	Rialto, CA	6Z	ineligible	MR #1
Pacific Electric Depot	119 N Rialto Avenue	Rialto, CA	6U; 5S2	eligible	MR #2
Rialto Cemetery	APN: 013-013-102	Rialto, CA	6Z	ineligible	MR #3
Sears Craftsman Bungalows	125 N Riverside Avenue	Rialto, CA	6U; 5S2	eligible	MR #4
Sears Craftsman Bungalows	129 N Riverside Avenue	Rialto, CA	6U; 5S2	eligible	MR #5
Bud Bender Park	235 N Lilac Avenue	Rialto, CA	6Z	ineligible	MR #6
First Assembly of God	200 W 1st Street	Rialto, CA	6Z	ineligible	MR #7
	260 W 1st Street	Rialto, CA	6Z	ineligible	MR #8
	127 N Palm Avenue	Rialto, CA	6Z	ineligible	MR #9
	124 N Orange Avenue	Rialto, CA	6Z	ineligible	MR #10
Margaret Todd Park / Community Center	201 N Willow Avenue	Rialto, CA	6Z	ineligible	MR #11
	129 N Orange Avenue	Rialto, CA	6Z	ineligible	MR #12
Family Funeral Chapel	124 N Riverside Avenue	Rialto, CA	6Z	ineligible	MR #13
Rialto Chamber of Commerce	120 N Riverside Avenue	Rialto, CA	6Z	ineligible	MR #14
	112 N Olive Avenue	Rialto, CA	6Z	ineligible	MR #15
	113 N Olive Avenue	Rialto, CA	6Z	ineligible	MR #16
	112 N Date Avenue	Rialto, CA	6Z	ineligible	MR #17
	109 N Olive Avenue	Rialto, CA	6Z	ineligible	MR #18
	237 E 2nd Street	Rialto, CA	6Z	ineligible	MR #19
	249 E 2nd Street	Rialto, CA	6Z	ineligible	MR #20
	255 E 2nd Street	Rialto, CA	6Z	ineligible	MR #21
	269 E 2nd Street	Rialto, CA	6Z	ineligible	MR #22
	124 N Sycamore Avenue	Rialto, CA	6Z	ineligible	MR #23
	638 W 1st Street	Rialto, CA	6Z	ineligible	MR #24
	626 W 1st Street	Rialto, CA	6Z	ineligible	MR #25
G-D Auto Repair	560 W 1st Street	Rialto, CA	6Z	ineligible	MR #26
P.M. Auto Repair Transmission	546 W 1st Street	Rialto, CA	6Z	ineligible	MR #27
Manuel's Auto Repair	544 W 1st Street	Rialto, CA	6Z	ineligible	MR #28
Rialto Industrial Park	522 W 1st Street	Rialto, CA	6Z	ineligible	MR #29
Rialto Police Department	128 N Willow Avenue	Rialto, CA	6U; 5S2	eligible	MR #30
Parque Mobile Home Estates	185 N Eucalyptus Avenue	Rialto, CA	6Z	ineligible	MR #31

TABLE 6.5-2
SUMMARY OF FINDINGS: EVALUATIONS OF RESOURCE ELIGIBILITY FOR INCLUSION IN THE NRHP, CRHR, AND LOCAL LISTING, *Continued*

Name	Address/ Location	Community	OHP Status Code	Local Listing	Map Reference No.
Cypress Gardens Mobile Home Estates	750 E Rialto Avenue	Rialto, CA	6Z	ineligible	MR #32
Peppertree Mobile Home Park	2930 E Rialto Avenue	Rialto, CA	6Z	ineligible	MR #33

SECTION 7.0
STUDY FINDINGS AND CONCLUSIONS

The purpose of this CRTR is to determine whether historical resources, unique archaeological resources, or tribal cultural resources are present within the proposed PE Trail Project footprint in the City of Rialto, San Bernardino County, California. This study was conducted pursuant to the CEQA (PRC §21000 et seq.) and the CEQA Guidelines (14 CCR §15064.5).

A records search conducted through the SCCIC and an intensive pedestrian archaeological survey of the API were completed to identify potential archaeological and tribal cultural resources. There was no evidence of Native American prehistoric cultural resources observed on the ground surface during survey, no observation of human remains, and the NAHC SLF search confirmed negative findings for the proposed project footprint and surrounding area. Should the proposed project design change to include areas not previously surveyed, additional cultural resources identification efforts may be necessary.

CEQA AB 52 (PRC §§21074, 21080.3.1, 21082.3, 21084.3) is in progress and has not identified any known tribal cultural resources at the time of writing within the proposed project footprint.

Of the 33 built environment subject properties evaluated for eligibility to be listed in the NRHP, CRHR, and Local Listings, none were recommended for inclusion in the NRHP, none are eligible for listing in the CRHR, and four (4) were recommended eligible for inclusion in the City of Rialto's Local Listing.

The proposed project has potential to cause a substantial adverse change in the significance of a historical resource pursuant to CEQA. However, with implementation of mitigation measures to avoid adverse impacts, the potential for adverse impacts to built environment resources within the proposed project footprint is reduced to a less than significant level. The proposed project would not cause a substantial adverse change in the significance of a unique archaeological resource, or tribal cultural resource, as defined by CEQA.

If previously unidentified cultural materials are unearthed during project implementation, all ground-disturbing activities within the vicinity of the discovery shall be halted, and a qualified archaeologist shall be consulted to evaluate the find and determine appropriate treatment. In the unlikely event that human remains are inadvertently discovered during construction, all work must halt within 50 feet of the find, the remains protected in place, and the County Coroner must be contacted for immediate response pursuant to Cal. Health & Safety Code §7050.5, Cal. Pub. Res. Code §5097.98 and 14 CCR § 15064.5(e).

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APPENDIX A
RESUMES OF KEY PERSONNEL

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Joshua W. Poorman, PhD

Architectural Historian

PhD, History; University of Southern California, Los Angeles, CA, 2024

Bachelor of Arts, History Gettysburg College, Gettysburg, PA, 2013

- *Historic resource evaluations*
- *Historic resource assessment reports*
- *DPRs*
- *Landmark Nominations*
- *Built environment assessments for CEQA and NEPA documents*

Years of Experience: 10

Relevant Experience

- *Archival documentation*
- *DPRs to determine eligibility of residential, commercial, and municipal resources*
- *Writing of historic context statements, including field reconnaissance work*
- *Technical compliance documentation for California High Speed Rail Authority's LGA from Fresno to Bakersfield*
- *Coordination of cultural resources, including national memorials and historic sites*
- *City Landmark Nominations*
- *Project management*
- *Proposal and grant writing*
- *Oral history work*

Dr. Joshua Poorman has more than 10 years of experience in the field of historic research and writing, including primary and secondary source analysis, conducting oral history interviews, field surveying, editing, and teaching. He has researched, written, and taught in undergraduate courses at the University of Southern California (2018–2023), where he specialized in American history of the built environment and popular culture. He meets the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Dr. Poorman is currently supporting Los Angeles County's Department of Planning in its historic preservation endeavors, which includes the drafting of several historic context statements for unincorporated communities within the County. Dr. Poorman has also supported the City of Sierra Madre on the assessment of residential, commercial, and municipal properties on their eligibility for listing at the national, state, and local levels. This entails the writing of intensive DPR reports after in-person site visits of properties. He has also written a successful landmark nomination application for the Sierra Madre Playhouse. Dr. Poorman has conducted several extensive field surveys for places ranging from the City of Manhattan Beach to the unincorporated community of Acton. He has also written historic evaluations of properties—typically through DPR reports or Historic Resource Assessment Reports (HRARs)—for numerous municipalities in the greater Los Angeles region. These include, but are not limited to: Arcadia, Hollywood, Los Feliz, Monrovia, San Marino, and East Wilmington.

Dr. Poorman has worked as the International Fundraising and Educational Outreach Coordinator for the National Dwight D. Eisenhower Memorial Commission (EMC) in Washington, D.C. (2014–2018), where he helped usher the Frank Gehry–designed Eisenhower Memorial through its design approval process, which required research and preparation of paperwork used in design and planning approval meetings with the U.S. Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPC). This work involved extensive project management and agency coordination. He has also volunteered as a docent (2015–2018) and served on an Advisory Panel for an NEH reinterpretation grant for Dumbarton House, as well as served as an interpreter at Peirce Mill in Rock Creek Park.

His dissertation, "Rust World: Postindustrial Tourism and the Theming of American Industry," examines the confluence of deindustrialization, historic preservation, and tourism in the late twentieth century. This work entailed analysis of how former industrial sites met environmental compliance standards in redevelopment efforts, both in cleaning up former industrial activity and rendering the spaces safe and accessible for incoming tourists. It examines how private and public redevelopers have worked together to shape and preserve industrial vernacular aesthetics. Dr. Poorman's work incorporates documentation packages of several National Historic Landmarks (Sloss Blast Furnaces, Washburn "A" Mill, and the Spindletop Oil Field), as well as numerous HAER and HABS records, and extends to many sites on the National Register of Historic Places.

Dr. Poorman is a member of the California Preservation Foundation, the American Historical Association, and the Phi Beta Kappa Honor Society.

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Barbara Lamprecht, MArch, PhD

Architectural Historian

PhD., University of Liverpool, School of Architecture.

MArch., California State Polytechnic University, Pomona, College of Environmental Design.

BA, Bucknell University, Lewisburg, Pennsylvania. History, minor in German.

Years of Experience: 25+

As a qualified architectural historian meeting and exceeding NPS requirements, 36 CFR Part 61:

- Historic Structure Report, Jardinette Apartments, Los Angeles, 1928, Richard Neutra with Rudolf Schindler. Leader, team of historians preparing this complex 350-page Historic Structure Report, 2016 - 2017. Facilitated Mills Act contract; continued guidance throughout rehabilitation process, 2017 – present.
- Historical Consultant, former Garden Grove Community Church campus, Neutra, 1962, 1968, for new owners the Roman Catholic Diocese of Orange. Scope included sanctuary, 14-story administration "Tower of Hope," offices, and landscaping. In collaboration with architects, structural engineers, landscape architects, and contractors, restore/rehabilitate the campus in an adaptive re-use. 2013 – 2016.
- Historical Consultant, rehabilitation, Goldman House, Encino, Richard Neutra, 1951. One of three residential collaborations with Modern landscape architect Garrett Eckbo. Research archives to restore long-missing largescale elements including unique fireplace masonry, hidden cabinetry, birch bookshelves, and correct finishes and fenestration details. Where restoration not possible, I designed "differentiated but compatible" elements per the Secretary's Standards. Restoration of Neutra/Eckbo hardscape; restore pools and fountains. 2015 – 2019.
- Author, NRHP (National Register of Historic Places) designation, Dr. Franz Alexander Residence, Palm Springs, Walter S. White, 1955. The extensive work of White is beginning to be known through this first-ever NRHP listing along with an exhibition and catalog of his work at UC Santa Barbara. 2016.
- Author, NRHP designation, Strathmore Apartments, Neutra, 1937. State level of national significance. 2014.
- Author, Landmark designation, Macneil House, City of Glendora, 1951, designed by mid-century Claremont architect Theodore Criley, architect for buildings at Pitzer College, a member of the Claremont Colleges. 2012.
- Preparer, Mills Act contract, Norton House, Pasadena, 1955, designed by Buff, Straub & Hensman, 2012.
- Section 106/NHPA evaluations for dwellings owned by Habitat for Humanity Los Angeles. 2009-2011.

As Senior Architectural Historian, ICF International. 2006 – present (full-time, now on-call)

- Apply National Historic Preservation Act (NHPA) and Section 106 Guidelines for the City of Los Angeles. Oversee the rehabilitation of the high-profile 1932 Art Deco/Streamline Moderne Leimert Theatre, now the Vision/Manchester Junior Arts Center. Work included preparing a Finding of Effect (FOE) for actions upon this important historic Los Angeles theatre; assist the Project in interpreting Secretary's Standards; attend weekly on site construction meetings during Phase I, now completed. 2011 – ongoing.

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Prepare National Register and National Landmark nominations for 19th and 20th century resources, including:

- National Historic Landmark, the James R. Browning U.S. Court of Appeals (Ninth Circuit), 1905, San Francisco. Superb example of Beaux Arts and Italian Renaissance Revival.
- Multiple Property Submission, National Register nomination, Pasadena's "Recent Past 1935 - 1968": Poppy Peak Historic District, with designs by Neutra, Harwell Hamilton Harris, and many of the "USC-Pasadena School" of postwar architects, in addition to five individual mid-century residences designed by Buff, Straub and Hensman. Poppy Peak is one of 12 listed Modern residential districts in the nation.
- Prepare cultural resources sections, EIRs (Environmental Impact Reports.) Impact analysis proposed acceptable alterations for The Beverly Hilton, Welton Becket, 1953, and the Rose Bowl, Myron Hunt, 1922.

Published Books and Manuscripts in Progress

- ***Introduction*** to new edition, Neutra's Survival Through Design. Publication winter 2023. Atara Press.
- ***Richard Neutra—Complete Works.*** Köln and Los Angeles: Taschen, 2000. Lectures at the Cooper Hewitt Museum, N.Y.; National Building Museum, Washington D.C.; Carnegie Museum of Art, Pittsburgh; Museum of Contemporary Art, L.A.; Museum of Modern Art, San Francisco. Best-selling book now in third edition of 10,000.
- ***William Krisel's Palm Springs: The Language of Modernism.*** Salt Lake City: Gibbs Smith, 2016. Co-author, chapter, "Krisel Goes Custom." Krisel's over 40,000 tract houses, mostly in Palm Springs and Los Angeles, reflected his USC postwar training under the distinguished mentorship of Calvin Straub and Garrett Eckbo. His brilliance lies in developing a stringent economy of construction processes to deliver light-filled,clivable dwellings that belied their tract pedigree.
- ***The Furniture of Richard Neutra.*** Berlin: Wasmuth, 2015.
  The book explores the relationship between Neutra's furniture, largely designed between 1929 and 1942, and his architecture. In conjunction with VS International, the German furniture manufacturer that issued a new licensed line of Neutra's pieces. (Wasmuth published Frank Lloyd Wright's "Portfolios" in 1910, so it was an honor to be affiliated with this publishing house.)
- ***Neutra—Selected Projects.*** Köln and Los Angeles: Taschen, 2004. Bestseller, L.A. Times paperback non-fiction, 2004.
- ***Why Ornament Matters:*** A Handbook for the 21st Century.
  https://barbaralamprecht.com/2018/06/24/why-its-okto-like-ornament-or-why-ornament-matters/
  Supported by the Enkeboll Foundation for the Arts and Architecture.

Conferences, Symposia, Lectures, Media Appearances

- *Speaker*, Environmental Design Research Association Annual Meeting. Biorealism and Architectural Optimism. Greenville, SC, June 1 – 5, 2022.
- *Speaker*, European Architectural History Network Conference, "Health, Well-being, Resting." Richard Neutra's Ideology of Biology. University of Navarra, Pamplona, Spain. April 2022.
- *Speaker*, AIA San Francisco. Zoom presentation, Neuroscience and Neutra. May 2022.
- Participant, Iconic Houses Network, Neutra's Lovell Health House. Zoom and video presentation, Feb 2021.
- *Speaker*, Pasadena Heritage, Craftsman to Modern Weekend, "Neutra's Experiences in Japan: Finding Common Ground," November 15, 2020. April 2020.
- *Lecture*, "Neuroscience and Neutra: Architect as Creator of Space," Lovell Health House Lecture Series, October 2019.

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Diana T. Dyste, MA, RPA

Cultural Resources Manager

PhD, Archaeology, emphasis in prehistoric ritual & gender and ethnography, University of California, Santa Barbara (UCSB), Santa Barbara, California, In progress

Master of Arts, Archaeology, UCSB, Santa Barbara, California, 2010

Master of Arts transfer, Cultural Resources Management, California State University, Northridge, Northridge, California, 2006

Bachelor of Arts, Anthropology, emphasis in CA archaeology, UCSB, Santa Barbara, California, 2002

- *Strategic Cultural Resource Compliance & Mitigation*
- *Native American Support Specialist & Ethnographer*
- *Expertise in NEPA, NHPA Section 101/106/110, CEQA, AB 52*
- *Specialist ground stone analysis, archaeobotany, spatial & statistical analyses*
- *Complex & large-scale project management*
- *Safety specialist with HAZWOPER experience*

Years of Experience: 26

Relevant Experience:

- *Register of Professional Archaeologists #39362477*
- *Native American Support & Co-author Western Joshua Tree Conservation Plan, CA Dept. of Fish and Wildlife*
- *Solar Renewable Energy EIR/EIS & Class I, Class III, Work Plan, Indirect Effects, Geoarchaeology, Buried Sites Sensitivity Reports*
- *Hydrology, Residential Housing, Veg Management, Telecommunications, Utility expertise*

Diana Dyste, Cultural Resources Manager at Sapphos Environmental, Inc., is an expert in cultural resources management (CRM) with 26 years of experience in project management. This includes federal, state and local agency coordination involving direct authorship or oversight of teams preparing cultural and tribal cultural resource compliance reports; quality control and quality assurance of cultural resource and paleontological technical documents; evaluation of eligibility to be listed as historical resources or historic properties in the California Register of Historic Resources (CRHR) and National Register of Historic Places (NRHP); design and implementation of complex archaeological and built environment surveys, data recovery, excavation, and construction monitoring projects; creation of strategic mitigation solutions; supervising laboratory processing; and conducting statistical analysis of zooarchaeological, paleoethnobotanical, and ground stone data. Ms. Dyste has authored numerous cultural and tribal cultural resource sections for IS, MND, EIR, EIS, FONSI, and FOEs and provided QA/QC for hundreds of archaeological technical reports and California Department of Parks and Recreation (DPR) 523 series forms to provide federal, state, local, and tribal government regulatory compliance.

Having begun her career with nearly a decade with the U.S. Forest Service (USFS) before transitioning to research and private consulting, Ms. Dyste's regional expertise encompasses northern, central, and southern California. She has strong knowledge of historical and Native American archaeological patterns within rural and urban settings of California's coastal, valley, desert, and island settings. Ms. Dyste has earned the trust of many Native American specialists and elders whom she has collaboratively worked with on traditional resource areas. Ms. Dyste has strong positive relationships with CRM specialists at the U.S. Army Corps of Engineers (USACE), U.S. Bureau of Land Management (BLM), U.S. Bureau of Reclamation (BOR), USFS, National Park Service (NPS), CA State Parks, California Department of Fish and Wildlife (CDFW), various local municipalities, as well as Pacific Gas & Electric (PG&E) and Southern California Edison (SCE).

Examples of projects Ms. Dyste has contributed to in substantial ways include the *Western Joshua Tree Conservation Plan* (2025), which is the first State/Tribal co-managed conservation plan in the State, prepared for the CDFW. Ms. Dyste also co-authored the cultural and tribal cultural resources sections for the EIR/S, and later, co-led the Class I, Class III, Ethnography, and Indirect Effects technical reporting teams for the Athos Renewable Energy Project in Riverside County, California. Athos is a 3,665-acres solar renewable energy project involving multiple tribes, the BLM, and Riverside County. Finally, Ms. Dyste led the built environment and archaeological teams in preparing the Mowry Bridge Replacement Project in Fresno County, California, which included a buried site sensitivity study, geoarchaeological study, and CRHR/NRHP evaluations of 16 resources for the BOR.

Ms. Dyste meets the Secretary of the Interior's *Professional Qualifications Standards* for archaeology, is a Registered Professional Archaeologist, and is agency qualified as a Principal Investigator for the USACE, BLM, BOR, USFS, and other agencies.

Sapphos environmental inc.

Morgan E. Thomas, PhD (in progress)

Architectural Historian

PhD (in process), History
Liberty University,
Lynchburg VA expected 2026

Masters in Curriculum and Instruction: History,
Pensacola Christian College, 2017

Bachelors: History, Pensacola Christian College, 2015

- *Research and Analytical Techniques*
- *Archival documentation*
- *Historic Resource assessment report*
- *Historic Resource evaluation*
- *DPRs*

Years of Experience: 5

Relevant Experience:
- *Archival Documentation*
- *DPRs to determine eligibility of residential resources in City of Sierra Madre*
- *Field surveys for historic context statements*

Morgan Thomas has more than five years of experience in the field of history conducting primary and secondary research by identifying relevant materials in archives, researching, outlining, and writing her findings for varying audiences. She has five years of experience organizing, tracking, and accounting for documents and sources reviewed or collected in a large-scale research project. She is currently working on her Ph.D. in History. She meets the Secretary of the Interior's *Professional Qualification Standards* in the field of History. She is currently supporting the City of Sierra Madre and the County of Los Angeles on the assessment of residential properties on their eligibility for listing at the national, state, and local levels.

Ms. Thomas taught and was head of the History Department at Pacific Point Christian Schools (PPCS) (2018-2023), teaching a variety of dual-credit and high school classes including: United States History, World History, American Government, and Economics. While working at PPCS, she helped manage projects, wrote curriculum for the history department, and taught students how to use primary and secondary sources.

Ms. Thomas's recent project experience includes the Manhattan Beach Historic Context Statement, Survey of Manhattan Beach Properties, Bob Hope Patriotic Hall nomination, and Acton Historic Context Statement. She is also conducting ongoing preparation of the State of California Department of Parks and Recreation 523 Series Forms for the City of Sierra Madre to assess residential properties for their eligibility for listing at the national, state, and local levels.

Ms. Thomas is a current member of the American Historical Association.

Rachel V. Bilchak, MA, RA

Archaeological Resources Specialist

Bachelor of Arts, Anthropology, University of California, San Diego, California, 2017
Bachelor of Science, Public Health, University of California San Diego, California, 2017
Master of Arts, Anthropology, San Diego State University, California, 2025

- *Cultural resource management (CRM)*
- *Archival research and record searches*
- *Field surveying and excavation*
- *Mitigation and impact assessments*
- *Construction monitoring*

Years of Experience: 8

- *Registered Archaeologist (RA) No. 4844*
- *Bureau of Land Management, Field Director Permit No. CA-24-11*
- *Member, San Diego County Archaeological Society (2019–present), President (2021)*

Training in:
- *Pacific Gas & Electric, Southern California Edison*
- *Southern California Gas Company*
- *Worker's Environmental Awareness Program (WEAP) Facilitator*
- *California Environmental Quality Act (CEQA)*

Rachel Bilchak, RA, has more than eight years of experience in cultural resource management, including conducting Phase I surveys, Phase II testing, and Phase III data recovery projects. She has experience ensuring compliance with Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and the California Environmental Quality Act (CEQA). Rachel is skilled in archival research, record searches, laboratory analysis, construction monitoring, and the preparation of environmental documents.

Her geographic experience spans Southern California, including San Diego, Riverside, and Imperial counties, as well as work in the Sequoia National Forest. Rachel has also conducted a survey in Northern California in the Santa Cruz Mountains. She has participated in large-scale infrastructure projects, including solar energy developments, water district improvements, education, and transportation expansions. She has conducted cultural resource assessments for federal, state, and private clients, ensuring proper mitigation measures are implemented in compliance with regulatory requirements.

As an archaeologist, Rachel has experience preparing archaeological resource reports, conducting field surveys, and monitoring ground-disturbing activities. She has worked on projects for various sectors, including energy, utilities, water, and transportation. Rachel also plays a key role in project coordination, utilizing data and technology tools to manage on-call and full-time field staff, as well as equipment logistics.

Rachel is a Registered Archaeologist (RA No. 4844) and holds a Bureau of Land Management (BLM) Field Director Permit (No. CA-24-11). She is a certified CEQA professional and a trained Workers Environmental Awareness Program (WEAP) facilitator. She is also an active member of the San Diego County Archaeological Society, where she served as president in 2021. She has also participated in industry conferences and workshops, such as the Society for American Archaeology Annual Meeting, to further her professional development.

Notable projects include overseeing cultural resource studies for the Blythe Mesa Solar Project, a 224-megawatt solar facility in Riverside County, and monitoring construction activities for the San Diego Courthouse Commons Development. Additionally, Rachel conducted cultural resource assessments for the Sequoia National Forest following the Windy and Castle Fires, as well as leading archaeological monitoring for the Children's Park Improvement Project in San Diego. She also played a role in the Perris North Groundwater Contamination Monitoring Program for the Eastern Municipal Water District, ensuring that all cultural resource compliance requirements were met efficiently.

APPENDIX B
BUILT ENVIRONMENT EXEMPTION MATRIX

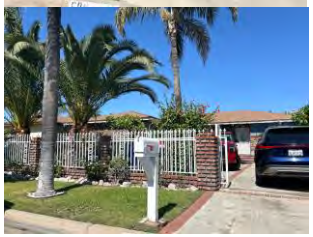
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013018109	604	W	1ST	ST	RIALTO	CA	92376	1947	Vinyl replacement windows throughout; replacement door; replacement garage door on detached garage at rear of property.	
013018108	610	W	1ST	ST	RIALTO	CA	92376	1947	Vinyl replacement windows throughout; replacement door	
013018107	616	W	1ST	ST	RIALTO	CA	92376	1946	Vinyl replacement windows throughout; replacement door	
013018106	622	W	1ST	ST	RIALTO	CA	92376	1949	Vinyl replacement windows throughout front of building	
013018104	632	W	1ST	ST	RIALTO	CA	92376	1948	Building was demolished between October 2007 and March 2012 according to Google Street views	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
13017105	N/A						92376		Former building was demolished between April 2007 and June 2009; current building was erected between March 2011 and June 2012	
013036133	149	N	ACACIA	AVE	RIALTO	CA	92376	1953	Tract home; replacement vinyl windows; replacement garage door	
013015107	115	N	ORANGE	AVE	RIALTO	CA	92376	1930	Vinyl replacement windows throughout primary/west elevation and on upper floors of side elevations; porch appears to be a probable later addition, with a utilitarian design (visible rivets) that does not conform with colonial revival style of the home; doors likely replaced at an unknown date; integrity thus compromised and no longer conveys coherent style	
013014222	112	N	ORANGE	AVE	RIALTO	CA	92376	1926	Vinyl replacement windows; was likely originally a SFR that was later subdivided into a duplex at an unknown date, with the replacement of what was likely a centrally located front door with two doors for each entrance at an unknown date	
013014206	113	N	PALM	AVE	RIALTO	CA	92376	1946	Vinyl replacement windows throughout first floor	

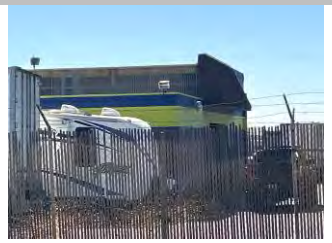
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013017224	108	N	SYCAMORE	AVE	RIALTO	CA	92376	1948	Vinyl replacement windows; replacement door and replacement garage door	
013017207	111	N	DATE	AVE	RIALTO	CA	92376	1946	Vinyl replacement windows; replacement garage doors	
013036135	696	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013036136	686	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013036137	676	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door; replacement door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013036138	666	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement garage door	
013036139	656	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013036140	646	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013036141	636	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; property has no roof; replacement vinyl windows; replacement door are intact	
013036142	626	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	

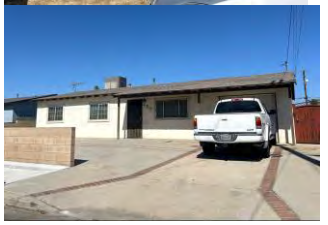
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013018126	121	N	CACTUS	AVE	RIALTO	CA	92376		Building footprint has been significantly altered--1976 aerial shows existence of only shorter, rectangular portion spanning the building's north elevation; 1980 aerial shows addition of taller south portion, creating the current building footprint	
013036143	618	E	ERWIN	ST	RIALTO	CA	92376	1956	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door; replacement door	
013036110	550	E	ERWIN	ST	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013036109	147	N	PINE	AVE	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013036111	542	E	ERWIN	ST	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows	

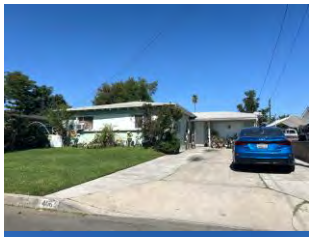
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013036112	534	E	ERWIN	ST	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement door; replacement garage door	
013036113	526	E	ERWIN	ST	RIALTO	CA	92376	1953	T Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013036114	518	E	ERWIN	ST	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013036115	510	E	ERWIN	ST	RIALTO	CA	00000	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013036134	155	N	ACACIA	AVE	RIALTO	CA	92376	1953	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	

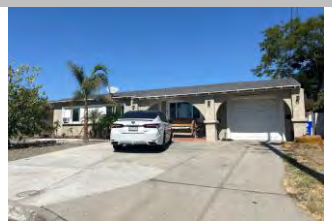
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013036116	150	N	ENCINA	AVE	RIALTO	CA	00000	1953	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013035101	124	N	ACACIA	AVE	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035102	442	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035103	436	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement door	
013035104	430	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

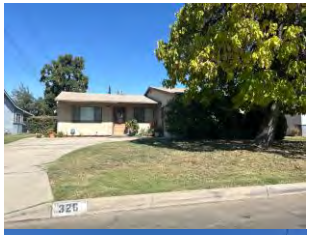
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013035105	424	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013035106	418	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; plywood over windows and garage door	
013035107	412	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013035108	406	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013035109	400	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

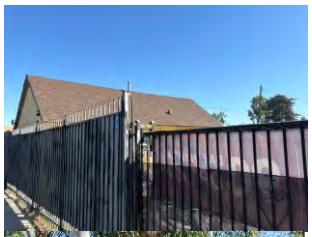
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013035110	368	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035111	362	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013035112	356	E	ERWIN	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035113	350	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement door	
013035114	344	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement door; replacement garage door	

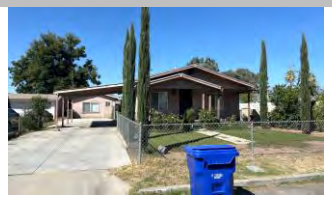
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013035115	338	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035116	332	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013035117	326	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement door; replacement garage door	
013035118	320	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013035119	314	E	ERWIN	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013035120	125	N	SYCAMORE	AVE	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013017223	114	N	SYCAMORE	AVE	RIALTO	CA	92376	1949	Vinyl replacement windows throughout	
013015108	117	N	ORANGE	AVE	RIALTO	CA	00000	1890	Vinyl replacement windows throughout	
013017230	115	N	MAGNOLIA	AVE	RIALTO	CA	00000	1948	Vinyl replacement windows and addition on north elevation visible from historic aerials	
013014221	116	N	ORANGE	ST	RIALTO	CA	92376	1915	Vinyl replacement windows throughout building	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013017201	112	N	MAGNOLIA	AVE	RIALTO	CA	92376	1948	Vinyl replacement windows throughout residence and garage	
013017208	115	N	DATE	AVE	RIALTO	CA	92376	1961	Some replacement windows; replacement door	
013019109	436	W	RIALTO	AVE	RIALTO	CA	92376	1956	All former industrial buildings appear to have been demolished within the past year; new construction of what appears to be a large warehouse is currently underway as of October 2024	
013018117	502	W	FIRST	ST	RIALTO	CA	92376	1958	Vinyl replacement windows on primary/south elevation; footprint appears to have been modified based on historic aerials between 1980 and 1985	
013018114	526	W	1ST	ST	RIALTO	CA	92376	1958	Vinyl replacement windows throughout; replacement garage door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013018113	530	W	1ST	ST	RIALTO	CA	00000	1948	Vinyl replacement windows throughout	
013039312	527	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013039324	639	E	KING	ST	RIALTO	CA	00000	1954	Post-World War II builders' houses and housing tracts; replacement garage door	
013039323	633	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows; replacement garage door	
013039322	627	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013039321	621	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement vinyl windows	
013039320	615	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; replacement garage door; replacement door	
013039319	607	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013039318	601	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013039317	557	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013039316	551	E	KING	ST	RIALTO	CA	92376	1954	Type 7: Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013039315	545	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013039327	657	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013039314	539	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; some vinyl replacement windows	
013039326	651	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013017233	129	N	DATE	AVE	RIALTO	CA	92376	1947	Vinyl replacement windows added between April 2012 and March 2018 according to Google Street views	
013044520	509	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013044519	519	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013044518	529	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; replacement garage door	
013044517	539	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

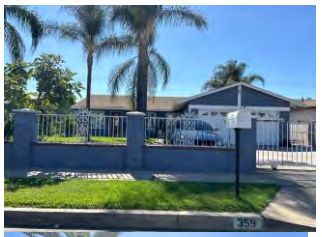
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013044516	549	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013044515	559	W	2ND	ST	RIALTO	CA	92376	1955	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013014231	131	N	PALM	AVE	RIALTO	CA	92376	1900	Vinyl replacement windows; probable later addition of gabled canopy on primary/west elevation, which interrupts the window surrounds and existing attic vent; screen door and likely replacement front door; no longer retains sufficient integrity to convey its 1900 build date or a coherent theme	
013017232	125	N	DATE	AVE	RIALTO	CA	92376	1946	Vinyl replacement windows throughout building, some of which were replaced between March 2022 and November 2023 according to Google Street views	
013044501	141	N	CACTUS	AVE	RIALTO	CA	92376	1940	Large circular picture window on primary/west elevation replaced with square sliding vinyl window between April 2022 and December 2023	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013016117	120	N	OLIVE	AVE	RIALTO	CA	92376	1910	Vinyl replacement windows throughout building; replacement door and likely replacement of cladding with stucco at an unknown date	
013040320	409	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040319	401	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; replacement garage door	
013040318	387	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013040317	375	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

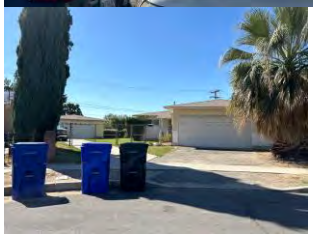
STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013040316	367	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013040315	359	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013039313	533	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040314	351	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040313	343	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013016116	128	N	OLIVE	AVE	RIALTO	CA	92376	1950	Vinyl replacement windows throughout building; Google Street Views suggest all windows replaced between March 2018 and December 2020	
013040301	135	N	SYCAMORE	AVE	RIALTO	CA	92376	1957	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013014219	126	N	ORANGE	AVE	RIALTO	CA	92376	1920	Vinyl replacement windows	
013040329	487	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows	
013039325	645	E	KING	ST	RIALTO	CA	92376	1954	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013040328	473	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; replacement garage door	
013040327	465	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040326	457	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040325	449	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040312	335	E	KING	ST	RIALTO	CA	92376	1957	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

STREAMLINE DOCUMENTATION

APN	ADDRESS							YEAR BUILT	REASON FOR EXEMPTION	IMAGE
013040324	441	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	
013040323	433	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013040322	425	E	KING	ST	RIALTO	CA	92376	1970	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door; replacement door	
013040321	417	E	KING	ST	RIALTO	CA	92376	1971	Post-World War II builders' houses and housing tracts; vinyl replacement windows; replacement garage door	

APPENDIX C
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION 523 FORMS

P1. Other Identifier: Pacific Electric Railway, San Bernardino Line

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

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

***b. USGS 7.5′ Quad** Varies; See Location Record, Table 1

c. Address See Table 1 City Zip

d. UTM: (Give more than one for large and/or linear resources)
Western End Zone 11S , 384713.63 mE/ 3767738.16 mN
Eastern End Zone 11S , 472789.31 mE/ 3773283.14 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate: See Continuation Sheet
Elevation: N/A feet above mean sea level Parcel #(s): N/A

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The Pacific Electric Railway San Bernardino Line was an interurban line operated by the Pacific Electric Railway between Downtown Los Angeles and San Bernardino, California. The San Bernardino Line used standard gauge rails for both passenger trolley service with a 1,200-volt overhead electrical power lines, as well as freight service. The San Bernardino Line extended 57.78 miles between termini. Full service from Downtown Los Angeles to San Bernardino began on July 11, 1914, though stations closer to the Los Angeles terminus had service earlier. Service beyond Baldwin Park (except for rush hour service through Covina) was discontinued on November 1, 1941. Passenger service to Covina was discontinued on March 28, 1947. Additional passenger trains operated between Etiwanda and San Bernardino through October 15, 1950, when passenger service along the line ended. On October 1, 1951, all operations between Downtown Los Angeles and San Bernardino were dieselized. Freight operations continued through the City of Rialto until the 1990s with the consolidation of the Southern Pacific Railroad when it was acquired by and merged into Union Pacific Railroad in 1996.

P3b. Resource Attributes: (List attributes and codes) AH7. Roads/trails/railroad grades; HP11. Engineering structure

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View from N Riverside Avenue, City of Rialto



View (Direction Facing): East
Date 10/08/2024 Accession #
***P6. Date Constructed/Age and Source:** 1914
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based records of the Electric Railway Historical Association of Southern California
***P7. Owner:** City of Rialto (Segment 1)
Address 105 S Palm Avenue
City, State, Zip Rialto, CA 92376
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 08/22/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☒ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

P2e. Location (continued):

Table 1. San Bernardino Line Point Observations and Segments Presented in Linear Feature Records

PE Alignment Point or Segment	Description / Cross Streets	UTM
Point 1	S Los Angeles Street to the immediate east of Pacific Electric's 6th and Main Street Station (610 S Main Street, Los Angeles) in Downtown Los Angeles	Zone 11S, 384680.04 m E/ 3767772.07 m N
Point 2	E Aliso Street between Los Angeles Street and N Alameda Street (at since-eliminated intersection with San Pedro Street) in Downtown Los Angeles	Zone 11S, 385686.99 m E/ 3768849.81 m N
Point 3	Intersection of Ramona Boulevard and Peck Road in City of El Monte	Zone 11S, 405624.15 m E/ 3770843.87 m N
Point 4	Intersection of Ramona Boulevard and Badillo Street in City of Baldwin Park	Zone 11S, 411771.49 m E/ 3772276.07 m N
Point 5	Intersection of Badillo Street with N Lark Ellen Avenue at western boundary of City of Covina	Zone 11S, 415439.35 m E/ 3772123.08 m N
Point 6	Intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak	Zone 11S, 421916.91 m E/ 3772780.34 m N
Point 7	Alignment crossing at Lone Hill Avenue in City of San Dimas	Zone 11S, 423544.37 m E/ 3773688.74 m N
Point 8	Alignment crossing at E Street in City of La Verne	Zone 11S, 428975.42 m E/ 3773052.45 m N
Point 9	Intersection of 1st Street and Indian Hill Boulevard in City of Claremont	Zone 11S, 433643.07 m E/ 3772884.66 m N
Point 10	Intersection of 1st Street and Brooks Avenue in City of Claremont	Zone 11S, 434887.27 m E/ 3772929.84 m N

Point 11	Alignment crossing at E Arrow Highway in City of Upland	Zone 11S, 441697.93 m E/ 3773364.24 m N
Point 12	Alignment crossing at Amethyst Avenue in Alta Loma community of City of Rancho Cucamonga	Zone 11S, 444836.34 m E/ 3776020.36 m N
Point 13	Alignment crossing at Etiwanda Avenue in Etiwanda community of City of Rancho Cucamonga	Zone 11S, 451722.65 m E/ 3776113.07 m N
Point 14	Alignment crossing at Seville Avenue in City of Fontana	Zone 11S, 459399.22 m E/ 3773448.95 m N
Point 15 and Segment 1	Alignment crossing at N Riverside Avenue in City of Rialto West terminus of Segment 1 is situated at alignment crossing at N Cactus Avenue in City of Rialto East terminus of Segment 1 is situated at alignment crossing at N Pepper Avenue in City of Rialto	Zone 11S, 465837.04 m E/ 3773463.94 m N
Point 16	Alignment crossing at N Rancho Avenue in City of San Bernardino	Zone 11S, 469296.19 m E/ 3773453.45 m N
Point 17	Along W Rialto Avenue between E and F Street in City of San Bernardino	Zone 11S, 472761.25 m E/ 3773376.53 m N

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** SAN BERNARDINO LINE, MR #1 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: Pacific Electric Railway, San Bernardino Line

B2. Common Name: Pacific Electric Railway, San Bernardino Line

B3. Original Use: Passenger and Freight Service B4. Present Use: Demolished; Paved Trail

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations):

Construction of the San Bernardino Line occurred in piecemeal fashion, with the full line from Downtown Los Angeles to San Bernardino completed and opened on July 11, 1914. Pacific Electric trains reached the City of Covina in 1907 (*Los Angeles Evening Express*, 1907). Tracks reached San Dimas by 1910. The Ontario and San Antonio Heights Railroad Company completed the route between Pomona and Upland. Pacific Electric acquired this company in 1912 (*The Electric Interurban Railways in America*, 1960). Trains began running from the Pacific Electric Building at 610 S Main Street in Downtown Los Angeles to Pomona as early as 1912 but became subsumed within the fully completed San Bernardino Line in 1914.

As passenger service dwindled into the late 1940s and was discontinued in 1950 following a surge in automobile use across Southern California, the San Bernardino Line's physical characteristics were modified to transition the alignment from its original dual functions of passenger and freight operations to sole use as a freight corridor beginning in 1951. The electrical power lines spanning the entirety of the San Bernardino Line were removed in the 1950s, shortly after all operations between Los Angeles and San Bernardino were dieselized. The Pacific Electric Building in Downtown Los Angeles remained, and the passenger station in San Bernardino was converted for use as a bus transportation hub. Following dieselization of the alignment, all crossing signals were converted from trolley-activated DC to low voltage circuit operation. By November 30, 1951, operators had removed all substations and electrical energizing facilities along the San Bernardino Line (*Electric Railway Historical Association of Southern California*, n.d.).

Much of the track along the San Bernardino Line has been removed at various points. The elevated track structure exiting the east elevation of the Pacific Electric Building in Downtown Los Angeles was removed between 1952 and 1964 according to historic aerial photographs. Construction of the 101 Freeway cutting through Downtown Los Angeles in the mid-1950s obliterated much of the original alignment. The Aliso Street Viaduct was subsumed within construction of a freeway overpass spanning the Los Angeles River as part of this construction effort. According to historic aerial photographs, much of the track was removed in the 1970s from the alignment along what is (at the time of this report in 2025) paved Ramona Boulevard in the City of El Monte and paved Badillo Street in the Cities of Baldwin Park, Covina, and San Dimas. Various municipalities, including Upland, Rancho Cucamonga, and Fontana, removed tracks for the construction of the concrete paved Pacific Electric Bike Trail in the 2000s from Claremont Boulevard on the eastern edge of the City of Claremont to N Cactus Avenue in the City of Rialto. Tracks of the San Bernardino Line within the City of San Bernardino appear to have been removed at some point in the 1960s or 1970s according to historic aerial photographs.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A b. Builder Henry E. Huntington; Southern Pacific Railroad

***B10. Significance: Theme** Transportation Infrastructure **Area** N/A

Period of Significance 1914-1951 **Property Types:** Railroad

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

The period of significance for the Pacific Electric Railway San Bernardino Line extends from 1914 when electric interurban services opened on the line from Los Angeles to San Bernardino through 1951 when the overhead electrical power lines were removed and the line transitioned to operation for diesel freight locomotives. The Pacific Electric Railway was an extensive electrified commuter (and to a lesser extent freight) railway with over 1,000 miles of rail lines throughout Southern California. Historian Paul Ayer noted that the Pacific Electric Railway was a "community-creating device" (*This was Pacific Electric: A Complete History*, 2003). Following Henry E. Huntington's sale of the Pacific Electric Railway to Southern Pacific Railroad in 1910, also known as the "Great

Merger," Pacific Electric became a wholly owned subsidiary of Southern Pacific. The latter also operated freight trains on the San Bernardino Line after Pacific Electric operations ceased in 1950.

The Huntington family helped fund the railroad systems throughout Southern California. The Huntington family had a financial empire that included railroad systems, utility companies, and vast landholdings. Collis P Huntington was one of the so-called "Big Four" behind the construction of the Transcontinental Railroad and was president of the Southern Pacific. Henry Huntington, nephew of Collis P Huntington, became vice president of the Southern Pacific in 1900. Squeezed out of the Southern Pacific Railroad after his uncle's death, Henry Huntington started investing in the small interurban lines consolidated by Sherman and Clark. In 1901, Henry Huntington incorporated under the name Pacific Electric and bought a franchise to operate a rail line between Los Angeles and Long Beach. Huntington's company used the new technology of electric power for laying tracks. The first Pacific Electric line opened on Friday, July 4, 1902. The day that it opened, over 30,000 people took the Pacific Electric line to the beach town of Long Beach. The population of Long Beach exploded over 610% due to the Pacific Electric and became the fastest growing city in the nation (*This was Pacific Electric: A Complete History*, 2003).

In 1902, Henry Huntington hired Epps Randolf to devise new routes throughout Southern California. The Pacific Electric Railway was an amazing feat of civil engineering that also required imagination. Up to 1902, Southern California was mainly unpopulated. The right-of-way along the Pacific Electric Railway started to be built up and distance became irrelevant to the people of Southern California. The Pacific Electric Railway added to the lexicon in Southern California the term "commuter" (*This was Pacific Electric: A Complete History*, 2003).

The San Bernardino Line symbolizes the unique settlement patterns of Southern California, which can be characterized as sprawling suburban development outward, rather than upward like many other cities within the United States. The San Bernardino Line played a formative role in the establishment of numerous cities between its two termini which reflected this low-density, low-rise pattern of residential development. The San Bernardino Line, with its several branches, did more than any other line to give Pacific Electric the distinction of being classified as an interurban operator. Construction of the San Bernardino, Redlands, and Riverside lines started which ultimately connected San Bernardino and Riverside to the City of Los Angeles in 1906. The first cars into Covina ran in 1907, and in 1910 the line was extended to San Dimas. Construction of the Pomona-Claremont-Upland segment followed that was built by Ontario & San Antonio Heights Railway which the Pacific Electric Railway absorbed in 1912. The Pomona-Claremont-Upland segment opened on December 1, 1910 (*Electric Railway Historical Association of Southern California*, n.d.).

Henry Huntington sold his portion of the Pacific Electric Railway in 1910 as part of the Great Merger. Southern Pacific Railroad consolidated seven regional electric streetcar and interurban systems in Southern California to form the Pacific Electric Railway. The Great Merger between Southern Pacific Railroad and Pacific Electric Railway in November 1910 led to utilization of Southern Pacific Railroad with the Pacific Electric Railway. The merger allowed for the PE Railway to close the 20-mile gap between Upland and San Bernardino. The line was completed in 1914 and formally opened for service July 11, 1914, with a great parade. At the time when the San Bernardino Line opened the San Bernardino area had a population of approximately 17,000 people, Riverside area had a population of approximately 20,000 people, and Redlands had a population of approximately 15,000 people. The San Bernardino Line gave immediate access to points reached by the affiliated San Bernardino Valley Traction Company, which included Highland, Colton, Patton, and Redlands. When completed, the San Bernardino Line was the longest line of the Pacific Electric (*Electric Railway Historical Association of Southern California*, n.d.).

When the first car arrived from Los Angeles to San Bernardino, it bore the Los Angeles Mayor H. H. Rose, Pacific Electric President Paul Shoup, and other dignitaries. To mark the occasion, Alta Loma donated a ceremonial last spike made of silver. The silver spike was driven into the orangewood tie that Fontana had gifted by hammers that were donated by Etiwanda and Rialto (*LA Times*, 1914). The ceremony symbolized the connection between the different communities that were now connected by the Pacific Electric Railway. The opening of the San Bernardino Line allowed for the territory between Los Angeles and San Bernardino to become a suburban to the two cities. The citrus industry benefited from the Pacific Electric Railway in Rialto, as well as the suburban homes (*LA Times*, 1914).

The San Bernardino Line not only carried passengers but also hauled freight. When Henry Huntington built the Pacific Electric Railway, he had built his system with standard gauge track. Since Huntington built his railway lines with standard gauge, the railway could also support freight. The San Bernardino Line hauled citrus, followed by other manufacturing products like gravel, cement, and oil. The San Bernardino Line was one of the Pacific Electric's "big three" freight lines. The San Bernardino Line ranked second of the three big freight lines that Pacific Electric Railway had. The other two Pacific Electric freight lines included Los Angeles Harbor and El Segundo routes. The freight lines provided the Pacific Electric Railway with a lucrative source of income. Due to being also a freight line, the San Bernardino Line allowed for the Pacific Electric to be in direct competition with the Santa Fe Railroad, especially in the San Gabriel Valley (*Electric Railway Historical Association of Southern California*, n.d.).

In 1940, the Pacific Electric Railway demand started to decline with the rise of automobiles. On June 9, 1940, passenger service on the Los Angeles to San Bernardino Line was cut to four round trips daily. On November 1, 1941, the passenger service beyond Baldwin Park was discontinued except for rush hour through Covina. The last car to leave Los Angeles to San Bernardino ended on October 15, 1950. Although the Pacific Electric Railway stopped service in 1950, the San Bernardino Line was still used by freight trains (*Electric Railway Historical Association of Southern California*, n.d.). The San Bernardino Line was the first of the Pacific Electric's major lines to be fully given over to the diesel locomotive. On October 1, 1951, all operations between Los Angeles and San Bernardino were dieselized, and the trolley wires were removed shortly after.

Southern California development coincided with the development of the Pacific Electric Railway and the perfection of electric railway technology. The development of the Pacific Electric Railway led to organized yet linear sprawl patterns of development which can still be seen across the San Bernardino County, Los Angeles County, and Riverside County (*Electric Railway Historical Association of Southern California*, n.d.).

Evaluation

National Register of Historic Places and California Register of Historical Resources

Under Criterion A, the Pacific Electric Railway is significant as a formative method of passenger rail service in Southern California. The San Bernardino Line contributed to and enabled the formation of numerous towns in Southern California. Historian Paul Ayers referred to the Pacific Electric Railway as a "community-creating device," and the San Bernardino Line played this role for numerous cities and communities in between Downtown Los Angeles and San Bernardino. The San Bernardino Line symbolizes the unique settlement patterns of Southern California, which can be characterized as sprawling suburban development outward, rather than upward like many other cities within the United States. The San Bernardino Line played a formative role in the establishment of numerous cities between its two termini which reflected this low-density, low-rise pattern of residential development.

The San Bernardino Line, constructed with standard gauge rails to enable both passenger and freight shipments to operate on the same alignment, also contributed to the economic development of communities in between its termini because of its capacity as a freight line. The business generated on the San Bernardino Line, considered one of Pacific Electric's "big three" freight lines along with its Los Angeles Harbor and El Segundo routes, quickly became one of Pacific Electric's most lucrative sources of income. The San Bernardino Line enabled Pacific Electric (and Southern Pacific) to compete with the Santa Fe Railroad, principally in the citrus markets of the San Gabriel Valley.

The San Bernardino Line thus contributed to the suburban, residential development as well as the economic growth of the roughly sixty miles between Downtown Los Angeles and San Bernardino, contributing to unique real estate settlement patterns and economic output of greater Southern California in the first half of the twentieth century. Therefore, the subject resource is eligible for listing on the NRHP pursuant to Criterion A/1.

Under Criterion B/2, the San Bernardino Line is significant for its association with Henry E. Huntington. The city building records, historic newspaper articles, and other online sources identify Henry Huntington as an

important leader in the development of Southern California. Henry Huntington financed the largest interurban railway system in Southern California. In 1901, Henry Huntington incorporated under Pacific Electric and started building a line between Los Angeles and Long Beach. When the Pacific Electric line first opened, about 30,000 people had traveled along the railway to the beach. In the decade after the establishment of the Pacific Electric Line, Long Beach's population grew over 610%. With the success of the line, Henry Huntington hired Epps Randolf to devise a network of new routes through the then, rural, Southern California. Henry Huntington built the system using standard gauge and competed with freight railroads such as the Santa Fe line. By the time of his retirement in 1910, the Pacific Electric Railway was on its way to serving four counties and connecting 50 communities. Therefore, Henry Huntington was an important figure to the developmental patterns of Southern California. Therefore, the linear resource is eligible for listing on the NRHP pursuant to Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The California-based Pacific Electric mass transit system served the Greater Los Angeles Area for over six decades. The Pacific Electric line covered over 1,000 miles and had over 2,100 PE interurban trains. The San Bernardino Line had both passengers and freight service due to the standard gauge. The San Bernardino Line became the longest line on which the system's speeds were consistently maintained. Furthermore, much of the San Bernardino Line was also unique in that it was the company's only 1,200-volt line. Furthermore, the Pacific Electric Railway utilized staff systems, new technology, that allowed the dispatcher to switch tracks in five seconds, opposed to the original three to ten minutes. According to research, the San Bernardino Line, with its several branches, gave the Pacific Electric Railway the distinction of being classified as an interurban operator. Therefore, the linear resource is eligible for listing on the NRHP pursuant to Criterion C/3.

The resource was constructed using common techniques and materials. The resource is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44-45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

Location: Despite the removal of tracks along most of the alignment between Downtown Los Angeles and San Bernardino, the alignment retains integrity of location. Paved streets, Metrolink rails, or the concrete paved Pacific Electric Bike Trail collectively comprise most of the alignment which has retained the linear feature of the historic-era Pacific Electric Railway alignment. The subject resource therefore retains integrity of location.

Design: The subject resource has lost all trolley lines and electric power poles, as well as all electrical generating substations formerly associated with the electrification of the railway. While the rail alignment continued

operations as a freight shipment corridor into the latter half of the twentieth century, this continued use required the removal and destruction of these original electrical components of the design which enabled joint use as a passenger and freight alignment. The subject resource therefore does not retain integrity of design.

Setting: The surrounding environment of the property had changed primarily through increased development. The San Bernardino Line historically traversed farmland for much of its journey once departing Downtown Los Angeles and its immediate environs. At the time of this report in 2025, the right-of-way is surrounded by dense development along much, if not most, of its right-of-way. Much of the original right-of-way, however, is still extant as a result of either paved roads that follow the same route, or the Pacific Electric Bike Trail in the Cities of Upland, Rancho Cucamonga, and Fontana. Some portions of the right-of-way are no longer extant, particularly in Downtown Los Angeles, eliminating any sense of the original relationship between the alignment and surrounding setting. The railroad tracks in most places are no longer extant, eliminating the critical spatial relationship between the resource and surrounding environment. Overall, the setting is diminished but still largely there.

Materials: The San Bernardino Line has experienced a significant loss of integrity due to the removal of all electrical power poles and transmission lines along the alignment, as well as the removal of the power substations and electrical generating facilities along the alignment. While the rails, spikes, ties, and grade remain extant in very limited sections, including within the City of Rialto, these materials have been removed along the majority of the alignment. Even within sections of the historic alignment still used by Metrolink at the time of this report in 2025, particularly between N Lone Hill Avenue in the City of San Dimas and N Cambridge Avenue in the City of Claremont, materials have changed due to Metrolink's use of concrete ties rather than wood ties traditionally used prior to World War II. The San Bernardino Line therefore has a significant loss of its integrity of materials.

Workmanship: The workmanship of the subject resource has similarly diminished with the loss of materials. The method of construction of the original Pacific Electric Railway San Bernardino Line is no longer evident due to the loss of electrical power lines and electrical generating substations. The resource is no longer a powered source and has lost its transmission power, with no physical components extant to demonstrate how the resource was constructed to operated as an electrically powered interurban passenger line. The modernization of the historic alignment by Metrolink between N Lone Hill Avenue in the City of San Dimas and N Cambridge Avenue in the City of Claremont further diminish the original workmanship of the resource. The workmanship of the subject resource is therefore largely diminished and lost. The quality of original construction is no longer evident.

Feeling: The feeling of the Pacific Electric Railway's San Bernardino Line is diminished due to loss of electrical service. A majority of the original right-of-way remains extant, but the right-of-way alone, without reinforcement by the design, materials, and workmanship of the original electrified San Bernardino Line, falls short of evoking the resource's aesthetic or historic sense of its early-to-mid-twentieth-century operation as an electrified passenger trolley system.

Association: The San Bernardino Line in its entirety no longer retains a connection to significant events or people. A majority of the alignment bears no association to Pacific Electric operations, let alone rail operations in general. Where the right-of-way has been preserved through the Pacific Electric Bike Trail, some association exists, particularly around other extant features such as the Etiwanda Depot. In its entirety, however, the San Bernardino Line's association with historical operations of electrified interurban travel in the early-to-mid twentieth century is largely diminished. Insufficient integrity of design, materials, and workmanship remain to convey sufficient integrity of association with these historic operations.

The subject resource has therefore lost integrity of design, materials, and workmanship, leaving no physical evidence of its historic operation as an electrified interurban passenger line. The subject resource does retain integrity of location. The subject resource also retains minimal integrity of setting, feeling, and association, although these aspects are significantly diminished due to the loss of physical characteristics of electrification and subsequent modifications and changes in use. Therefore, although the subject resource is significant pursuant to Criteria A, B, and C of the NRHP and Criteria 1, 2, and 3 of the CRHR, the resource does not retain sufficient

integrity to comprehensively convey this historic significance. Therefore, the subject resource is ineligible for listing in the NRHP or the CRHR.

City of Rialto Historic Preservation Ordinance

Segment 1, which spans N Cactus Avenue to N Pepper Avenue in the City of Rialto, was also evaluated for local significance.

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.
2. It is the site of a documented historic event.
3. It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.
4. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.
5. It is notable work of an architect or master builder.
6. It embodies elements of architectural design, detail, materials or craftsmanship.
7. It has unique or singular physical characteristics representing an established and familiar visual feature in the city.
8. It has unique design or detailing.
9. It is a particularly good example of a period or style.
10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

Segment 1 of the Pacific Electric Railway's San Bernardino Line from N Cactus Avenue to N Pepper Avenue within the City of Rialto also functioned for much of the twentieth century, and during its operations as a passenger trolley service, as a freight railroad along standard gauge rails. Segment 1 of the resource no longer retains sufficient character-defining features of an electrified railway system. There are no trolley lines and electric power poles; nor are there any electrical generating substations formerly associated with the electrification of the railway. With only the rails and associated wood ties existing along this portion of the alignment, there is no distinction visible between the resource's operation as the Pacific Electric Railway in the first half of the twentieth century and its subsequent operation as a standard railway for freight shipments later in the twentieth century.

While operation of the Pacific Electric Railway has value as part of the development of the City of Rialto, in tandem with development of other cities along the San Bernardino Line, the City of Rialto is not particularly representative of this development beyond nearby cities to its east and west along the alignment. The Rialto Junction served as a hub for two lines of the Pacific Electric Railway, including the east-to-west San Bernardino Line as well as the north-to-south Riverside-Rialto Line. Existence of the latter alignment has been obliterated by paving and addition of a median along N Riverside Avenue. The Pacific Electric Depot remains situated at the intersection's southeast corner at the time of this report in 2025, but further evidence of the Rialto Junction is no longer extant.

Much of the City of Rialto's development occurred in the postwar years with the associated housing and population booms. A rapidly expanding freeway system and increased affordability of automobile use for families also contributed to the City of Rialto's expansion in the middle of the twentieth century, when the Pacific Electric Railway San Bernardino Line's usage as a passenger trolley service had already been dwindling in the areas further from its hub in Downtown Los Angeles. Therefore, while the San Bernardino Line has demonstrable value as part of the early development of the City of Rialto, in its current condition at the time of this report in 2025 the resource bears little resemblance to the electrified rail line of the early twentieth century. It is therefore ineligible for listing as a local landmark under Criterion 1.

The subject resource was not the site of a documented historic event; nor is it strongly associated with any person who significantly contributed to the culture, history, or development of the city. The resource is not one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen. The distinguishing characteristics were removed upon the de-electrification of the railway in the 1950s, when the resource transitioned to a freight shipment corridor typical of other alignments passing through and near the City of Rialto. It is not the notable work of an architect or master builder; nor does it any longer embody elements of architectural design, detail, materials or craftmanship in its standardized and de-electrified form at the time of this report in 2025. The resource lacks unique or physical characteristics representing an established and familiar visual feature in the city. It does not have unique design or detailing and is not a particularly good example of a period or style. It is not located within a historic district. Therefore, the subject resource (Segment 1) is ineligible for listing as a local landmark pursuant to Criteria 2/3/4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Anderson, S. H. "Automatic Substation on P. E. System." *The Pacific Electric Magazine*. Vol. 11, no. 5 (October 10, 1926): 3-4.

California Department of Transportation District 7 Public Transportation Branch. "1981 Inventory of Pacific Electric Routes." February 1982.

Coscia, David. "Surviving Equipment of Pacific Electric Railway." *David Coscia's Southern Pacific Railroad Website*. October 4, 2020. Accessed August 2025. Available at: https://coscia-espee.info/pe_equipment.html

Crise, Steve, Michael Patris, and the Pacific Electric Railway Historical Society. *Then & Now: Pacific Electric Railway*. Charleston, SC: Arcadia Publishing, 2011.

Crump, Spencer. *Ride the Big Red Cars: How Trolleys Helped Build Southern California*. Los Angeles, CA: Trans-Anglo Books, 1965.

Duke, Donald. *Pacific Electric Railway*, vol. 2. The Eastern Division. San Marino, CA: Golden West Books, 2002.

Electric Railway Historical Association of Southern California. "San Bernardino Line." N.d. Accessed August 2025. Available at: https://www.erha.org/pensb.htm

FrameFinder. 1928-1953. Historic aerial photos. UC Santa Barbara Library. Accessed August 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. 2025. Accessed August 2025. https://www.google.com/maps/

Hilton, George W., and John Fitzgerald Due. *The Electric Interurban Railways in America*. Stanford, CA: Stanford University Press, 1960.

Historic Aerials. 1938-1972. Historic aerial photos. Accessed August 2025. https://www.historicaerials.com/viewer

Los Angeles Evening Express. 1 July 1907. "Pacific Electric Line to Covina is Opened." P. 7.

Los Angeles Times. 10 July 1914. "San Bernardino and All of Us." P. 14.

Los Angeles Times. 11 July 1914. "Silver Spike Is Sharpened: Ready to Bind Last Rail in Electric Track." P. 19.

Los Angeles Times. 12 July 1914. "A Great Electric Line." P. 17.

Los Angeles Times. 12 July 1914. "Cities of Orange Belt Linked Electrically." P. 13.

Los Angeles Times. 12 July 1914. "Red Cars Make Suburbs of Rich Communities." P. 77.

Los Angeles Times. 12 July 1914. "San Bernardino Looms Big on Interurban Map." P. 77.

This Was Pacific Electric: A Complete History. DVD. Written and Edited by Thom Eberhardt. Produced by Stephanie Edwards. Prescott, AZ: Sky City Productions, 2003.

Veysey, Laurence R. "A History of the Rail Passenger Service Operated by the Pacific Electric Railway Company Since 1911 and by its Successors Since 1953. Los Angeles, CA: Interurbans, 1958.

B13: Remarks: Associated property types, such as passenger depots were not evaluated in this evaluation and may be determined eligible individually.

***B14. Evaluator:** Josh Poorman/Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

(Sketch Map with north arrow required).

***Date of Evaluation:** 08/22/2025

(This space reserved for official comments).

See Linear Feature Records

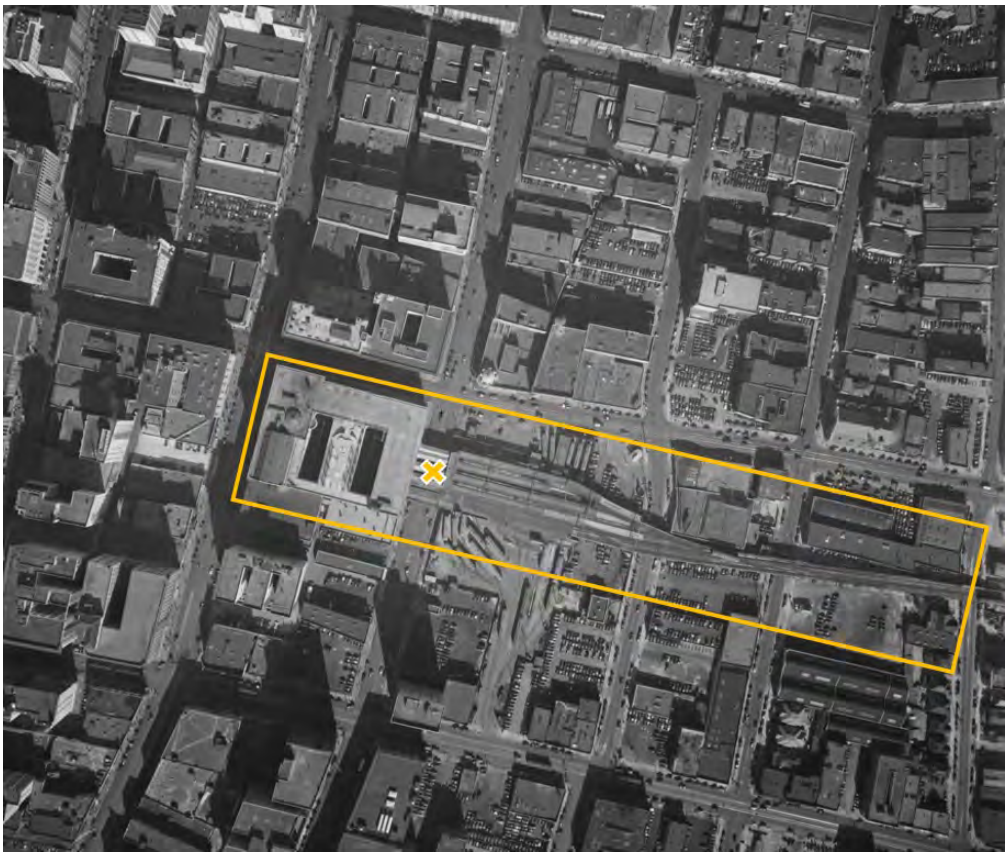
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #1

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 384680.04 m E/ 3767772.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The Pacific Electric Railway's San Bernardino Line, which enabled passengers to travel from downtown Los Angeles to the City of San Bernardino, began at the company's station at 610 S Main Street in Los Angeles. The building was known by several names, including: Pacific Electric Building, 6th and Main, and the Huntington Building, after the railway's founder, Henry Huntington. The San Bernardino Line exited to the east via an elevated structure over downtown streets to reach San Pedro Street at grade. An aerial photograph from 1934 shows elevated tracks above S Los Angeles Street to the immediate east of the station. The 1934 aerial shows the elevated tracks extending over, from west to east: S Los Angeles Street, Maple Avenue, Wall Street, and San Julian Street. The San Bernardino Line curved northward on San Pedro Street after passing San Julian Street, where it headed toward Union Station and destinations eastward.



1934 Aerial Photograph of Pacific Electric Railway's 6th and Main Street Station and Eastbound Departure Platforms
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: Pacific Electric Building (NRHP Reference # 09000180)

L4e. Sketch of Cross-Section (include scale), **Facing:** Plan View



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 1 along the historic alignment of the Pacific Electric Railway's San Bernardino Line is surrounded by dense commercial and residential buildings in downtown Los Angeles.

L7. Integrity Considerations: The Pacific Electric Railway that originated on 6th and Main Street is no longer extant. Buildings have replaced the original alignment exiting eastward from the 6th and Main Street Station.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Pacific Electric's 6th and Main Street Station with outline of historic alignment of the Railway's San Bernardino Line (2025).

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

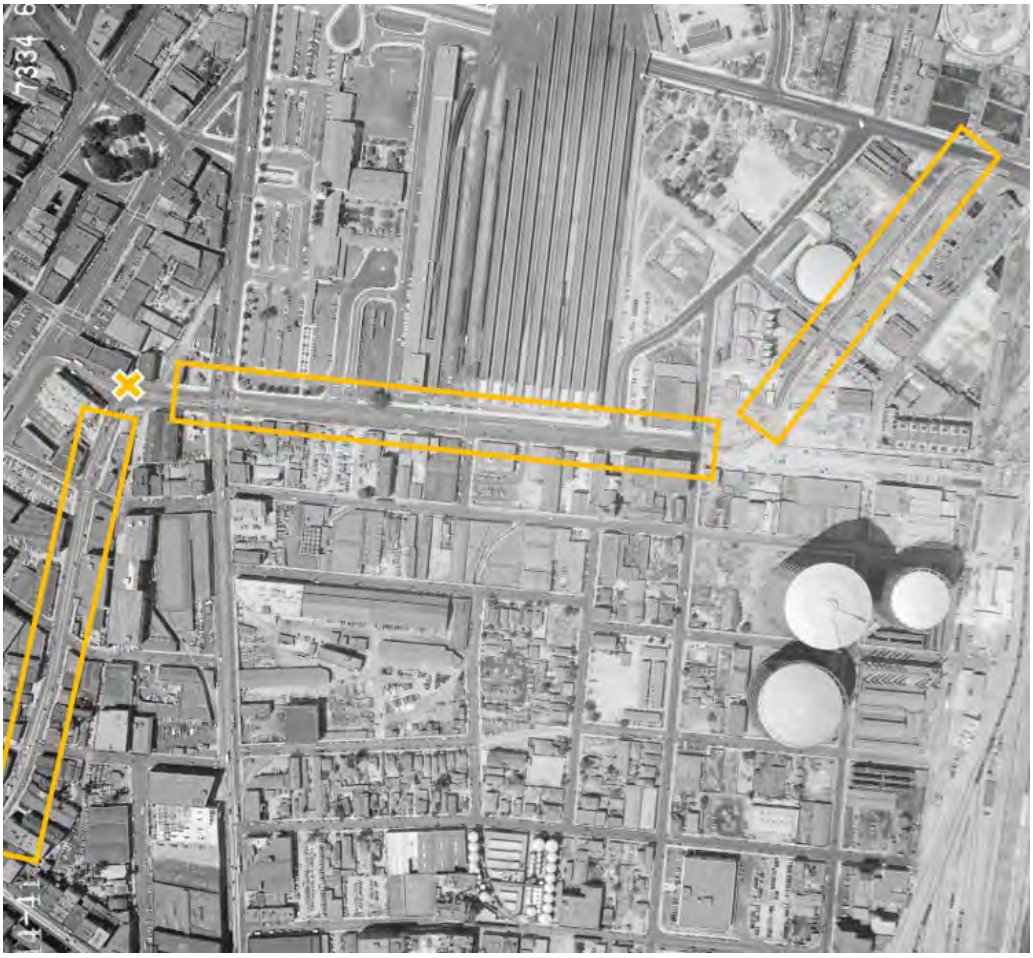
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #2

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 385686.99 m E/ 3768849.81 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line's dual tracks continued northward at grade along San Pedro Street. The tracks turned east on Aliso Street. Shortly after turning, the tracks passed a connection point with Union Station to the southeast of the buildings and immediate west of the rail yard. The San Bernardino Line continued eastward past Union Station and veered in a northeasterly direction before crossing the Los Angeles River and Mission Road on the Aliso Street Viaduct.



1941 Aerial Photograph of San Bernardino Line's eastbound route on San Pedro and Aliso Streets while passing Union Station
SOURCE: UCSB FrameFinder

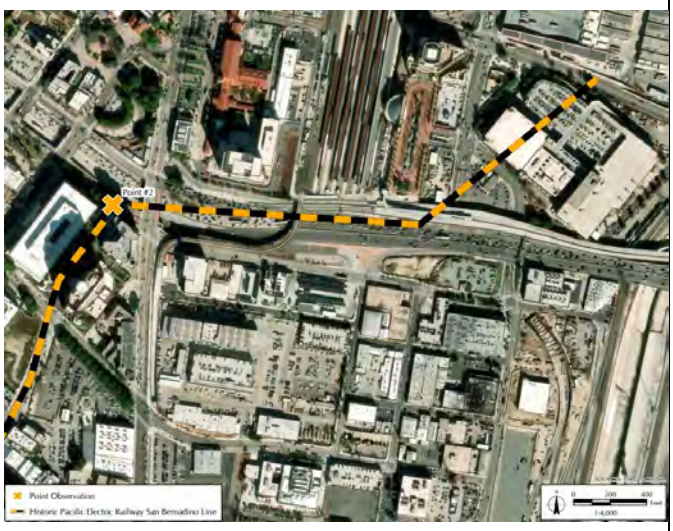
Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

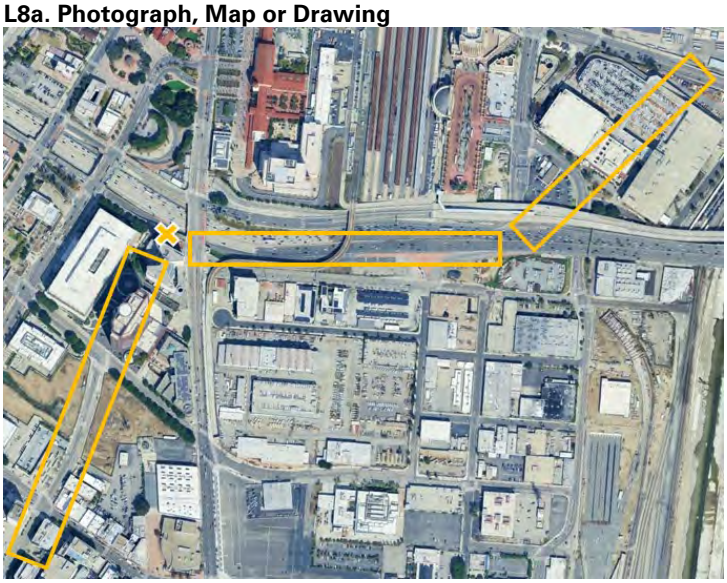


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 2 along the historic alignment of the Pacific Electric Railway's San Bernardino Line is surrounded by institutional and commercial buildings, including the Edward R. Roybal Federal Building, LADOT Bus Operation Facility, and C. Erwin Piper Technical Center. The 101 Freeway runs on an east-west axis through this portion of downtown Los Angeles.

L7. Integrity Considerations: Construction of the 101 Freeway eliminated this portion of the alignment and other eastbound lines of the PE Railway. The tracks along San Pedro Street have been removed and replaced with pavement. The Edward R. Roybal Federal Building complex has destroyed the original alignment and roadway on which this alignment traveled prior to turning eastward on E Aliso Street. The alignment of tracks along E Aliso Street was destroyed with construction of the 101 Freeway. The Aliso Street Viaduct has been reconstructed to a freeway bridge, and the tracks have been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view and outline of alignment along San Pedro and E Aliso Streets (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

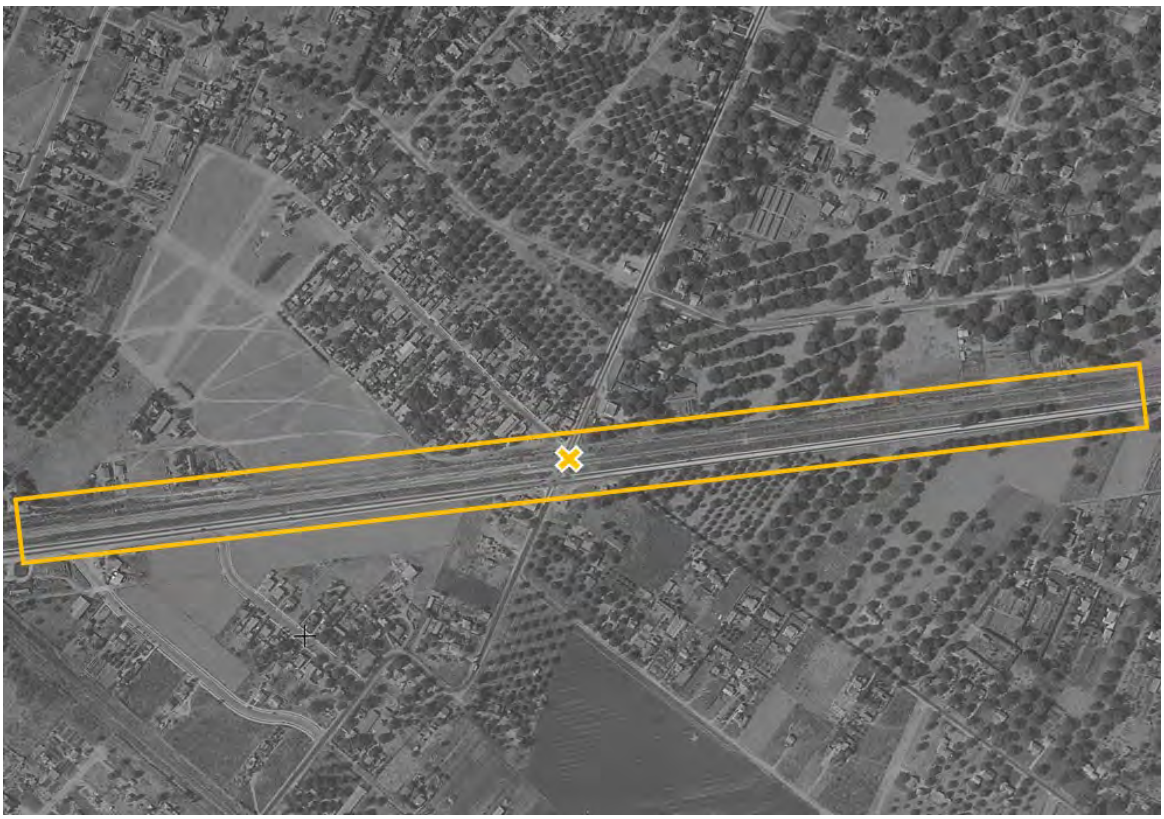
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point 3

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 405624.15 m E/ 3770843.87 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
After crossing the Los Angeles River, the San Bernardino Line's tracks entered a private way and ran easterly and then northerly under the Brooklyn Avenue (Macy Street) Bridge. The line continued past the Macy Carhouse to Echandia Junction, where the South Pasadena Line branched north. From Echandia Junction, the tracks headed eastward, paralleling Ramona Boulevard, through the State Street Yard to Valley Junction, where the Pasadena and Monrovia-Glendora Lines branched north. From Valley Junction (at the intersection of Soto Street and the I-10 Freeway, dual tracks continued on private way eastward along Ramona Boulevard through the Cities of City Terrace, Monterey Park, Alhambra, San Gabriel, and Rosemead to Baldwin Avenue in El Monte. The subject comparative aerial photos from 1938 and 2025 depict the dual-track alignment approximately 1.75 miles to the east of Baldwin Avenue. Point 3 is situated at the intersection of Ramona Boulevard and Peck Road in the City of El Monte. The dual track alignment travels in a northeasterly direction, still paralleling Ramona Boulevard. The shadows of evenly dispersed electrical power lines along the alignment are visible in the 1938 aerial photograph. The line continued to the east city limits of El Monte at the San Gabriel River.



1938 Aerial Photograph of San Bernardino Line paralleling Ramona Boulevard in the City of El Monte
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 3 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial development and a combination of single-family and multi-family residential development.

L7. Integrity Considerations: The historic-era railroad tracks originally running parallel to Ramona Boulevard have been removed. The alignment of Ramona Boulevard, paved with a concrete median, mirrors that of the historic-era Pacific Electric alignment, but all physical evidence, including rails and electric power lines, are no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Ramona Boulevard intersection with Peck Road in the City of El Monte, with outline of removed dual tracks (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

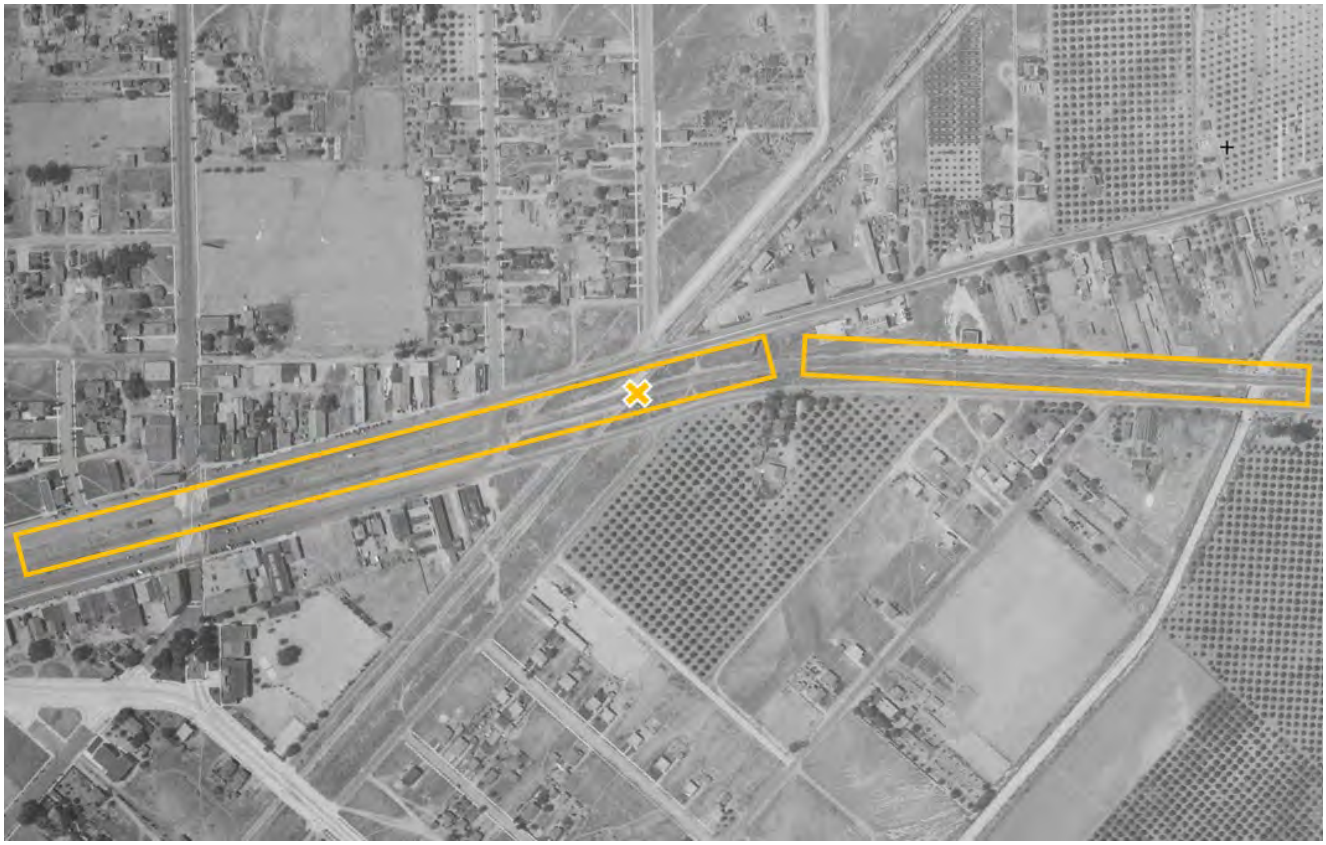
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #4

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 411771.49 m E/ 3772276.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
From the San Gabriel River, the line continued eastward, paralleling Ramona Boulevard in a northeasterly direction. Once reaching Badillo Street in the City of Baldwin Park, the alignment shifted directly eastward along Badillo Street as far as Grand Avenue in Covina.



1934 Aerial Photograph of San Bernardino Line at intersection of Ramona Boulevard and Badillo Street in the City of Baldwin Park
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 4 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial and residential development along Ramona Boulevard. Industrial development is present to the northeast of Point 4. Metrolink's San Bernardino Line intersects with the historic alignment at the intersection with Badillo Street.

L7. Integrity Considerations: The historic-era railroad tracks originally running parallel to Ramona Boulevard and shifting directly east along Badillo Street have been removed. The alignment of Ramona Boulevard and Badillo Street, each paved with a concrete median, mirrors that of the historic-era Pacific Electric alignment, but all physical evidence, including rails and electric power lines, are no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Ramona Boulevard and Badillo Street in City of Baldwin Park with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

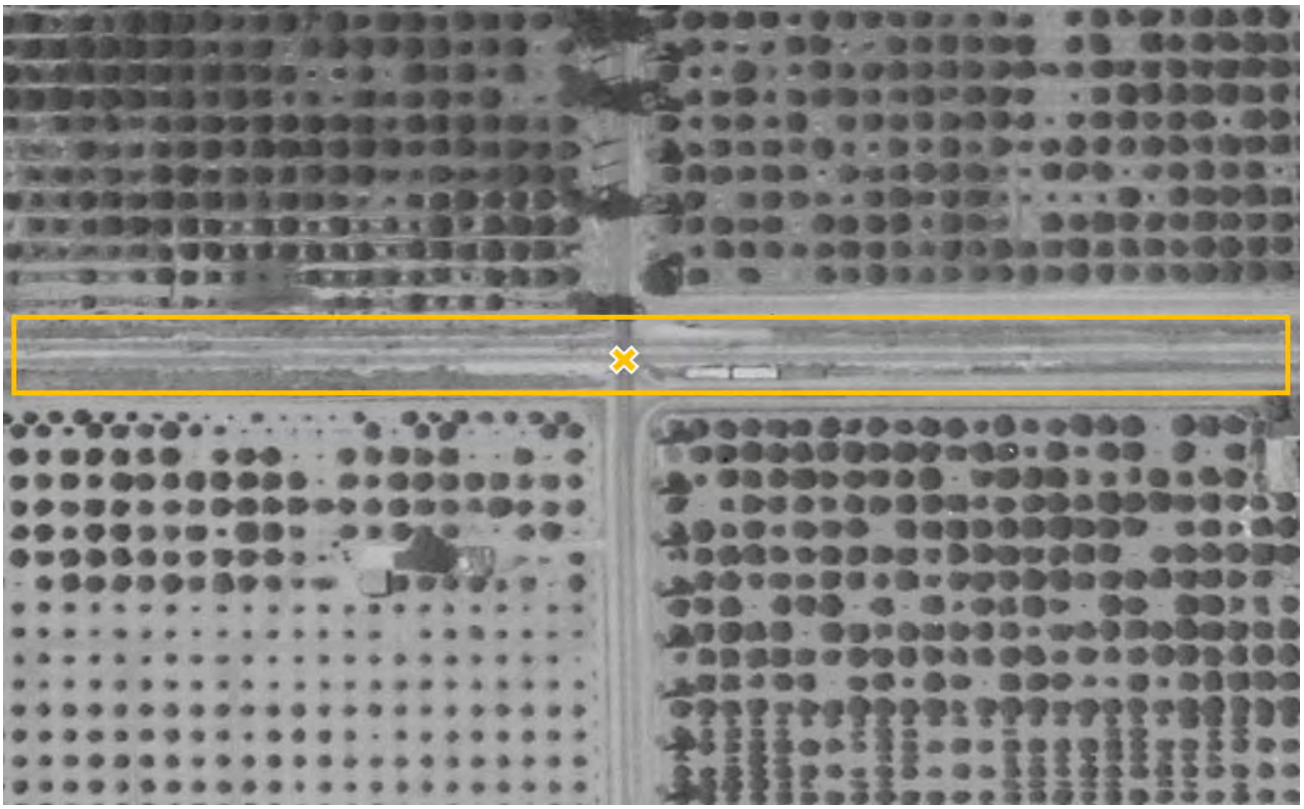
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #5

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 415439.35 m E/ 3772123.08 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The double tracks of the San Bernardino Line continued eastward along Badillo Street from the City of Baldwin Park as far as Grand Avenue in the City of Covina. Point 5 is situated at the intersection of Badillo Street and N Lark Ellen Avenue in the City of Covina. Visible in the 1934 aerial photograph are the shadows of evenly dispersed electrical power lines along the alignment. A cluster of three train cars is also visible to the immediate east of the intersection in the 1934 aerial, though it is unclear if these are electric trolleys or freight cars.



1934 Aerial Photograph of San Bernardino Line at intersection of Badillo Street and N Lark Ellen Avenue in the City of Covina
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

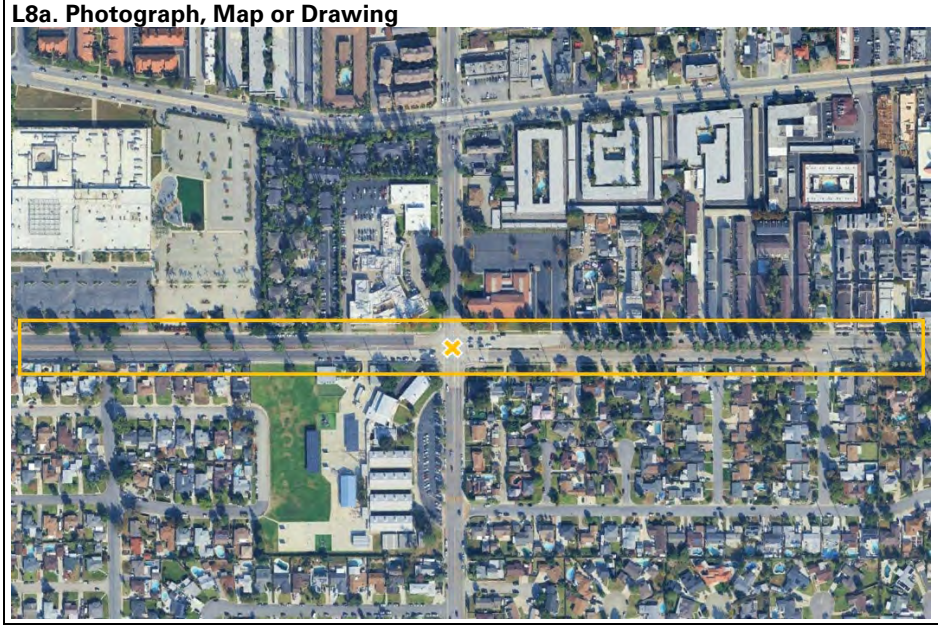


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 5 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes institutional development, such as the Kindred Hospital San Gabriel Valley to the northwest of the intersection and Grovecenter Elementary School to the southwest of the intersection, as well as dense single-family and multi-family residential development.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street have been removed and replaced with paved asphalt and a concrete median.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Badillo Street as it crosses N Lark Ellen Avenue into City of Covina with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

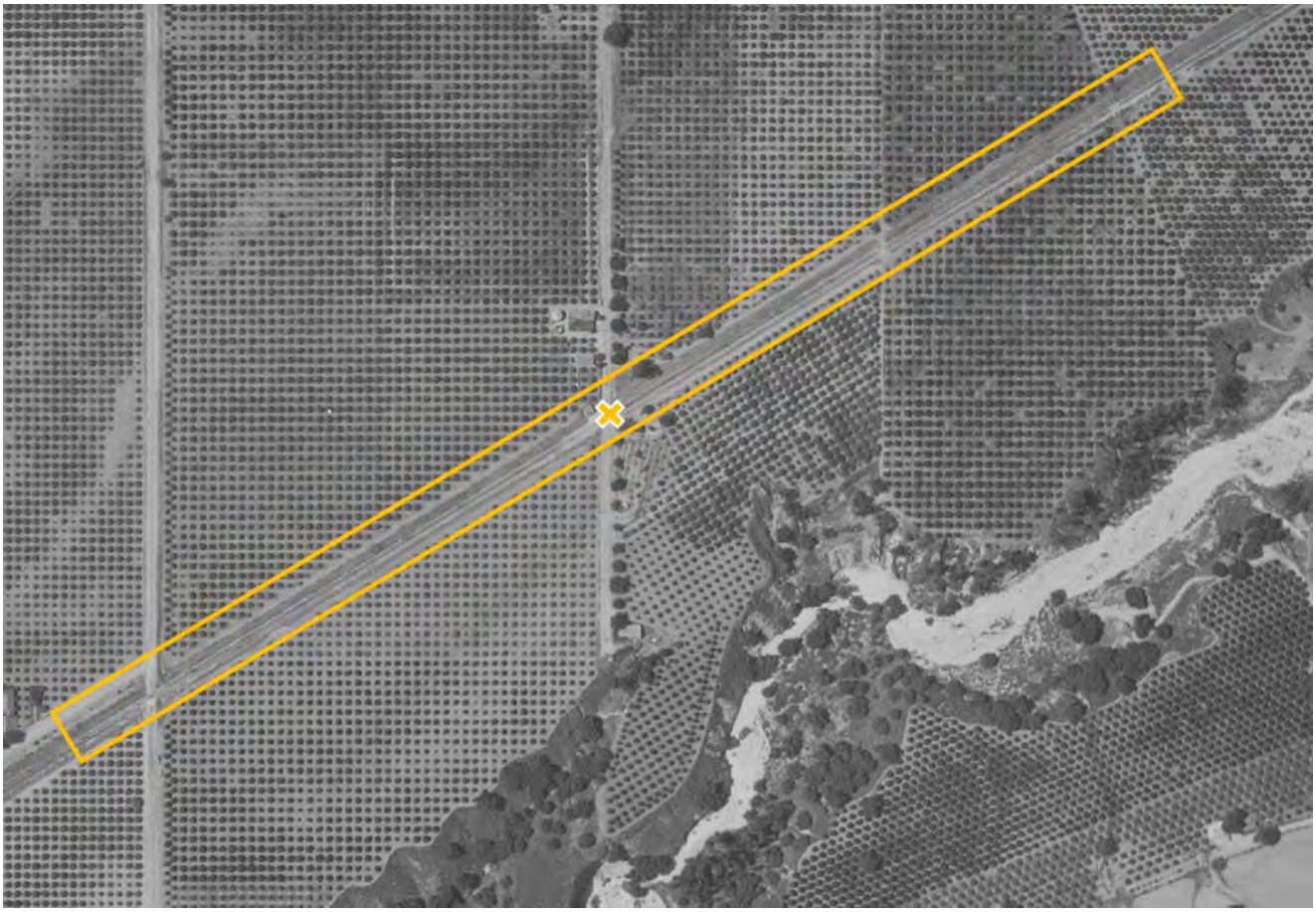
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #6

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 421916.91 m E/ 3772780.34 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
At Grand Avenue in the City of Covina, the line became a single track and ran on a private way along the north side of Badillo Street as far as Banna Avenue in Covina. After crossing Banna Avenue, the line turned in a northeasterly direction and continued on a private way. At the time of this report in 2025, this portion is composed of Ruddock Street, Badillo Street, and Stratford Lane. Point 6 is situated at the intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak. Visible in the 1934 aerial photograph are the shadows of evenly dispersed electrical power lines along the alignment.



1934 Aerial Photograph of San Bernardino Line at intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

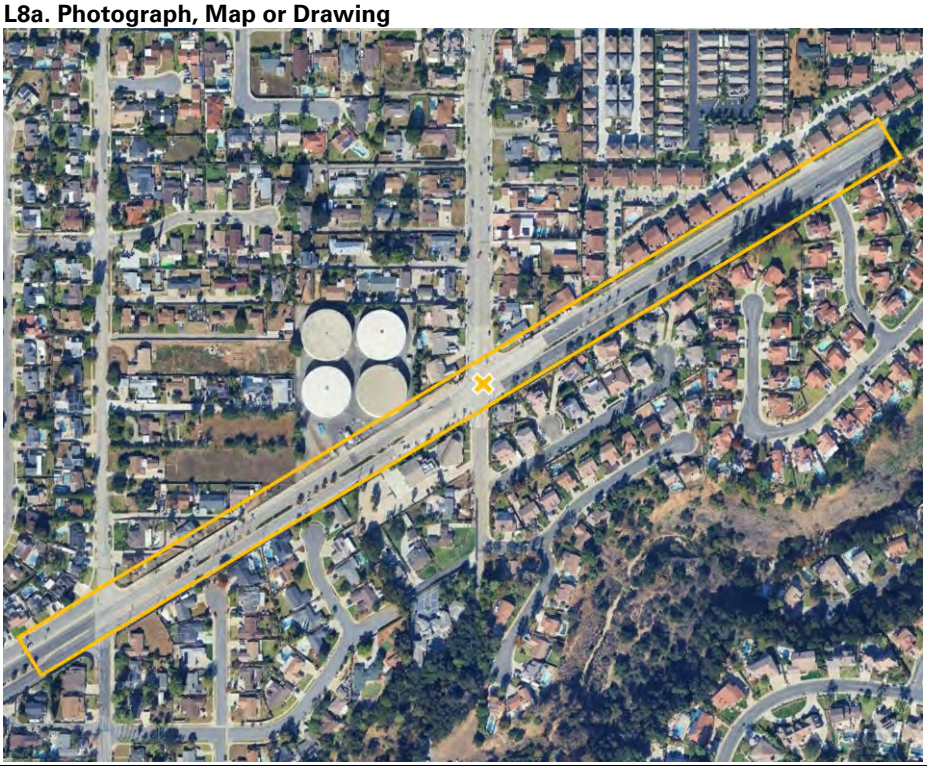


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 6 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes primarily single-family residential development. There is a group of four large tanks to the northwest of the intersection.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street have been removed and replaced with paved asphalt and a concrete median.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Badillo Street at intersection with N Sunflower Avenue near unincorporated community of Charter Oak with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

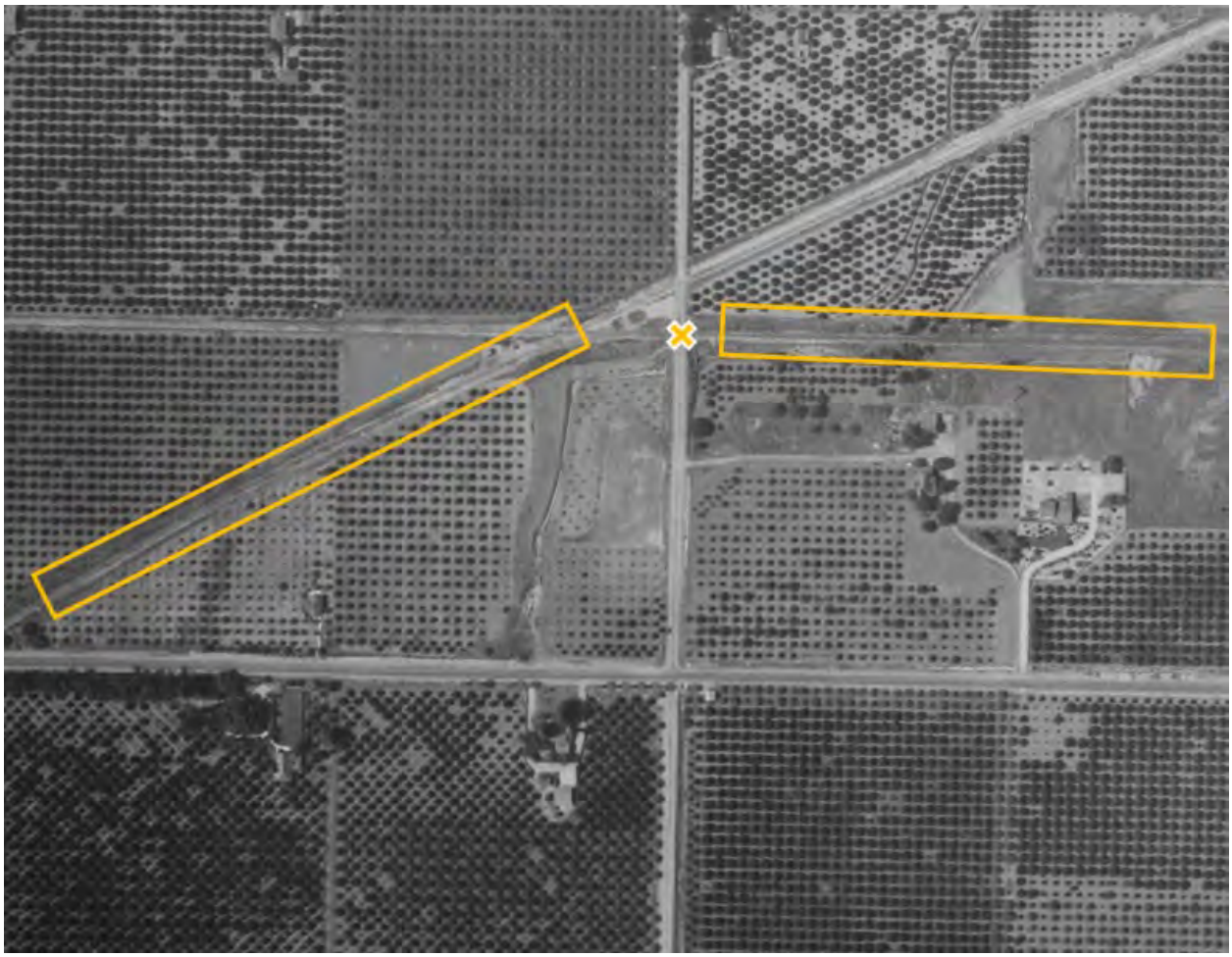
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #7

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 423544.37 m E/ 3773688.74 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line continued from the City of Covina in a northeasterly direction along Badillo Street. Prior to reaching the intersection with Lone Hill Avenue in the City of San Dimas, the line continued on what is Stratford Lane at the time of this report in 2025. At Stratford Lane and Lone Hill Avenue (historically known as San Dimas Junction), the main line turned and proceeded east toward Pomona, while a branch line continued on a private way northeasterly into San Dimas on a single track.



1934 Aerial Photograph of San Bernardino Line at intersection of Lone Hill Avenue in City of San Dimas
SOURCE: UCSB FrameFinder

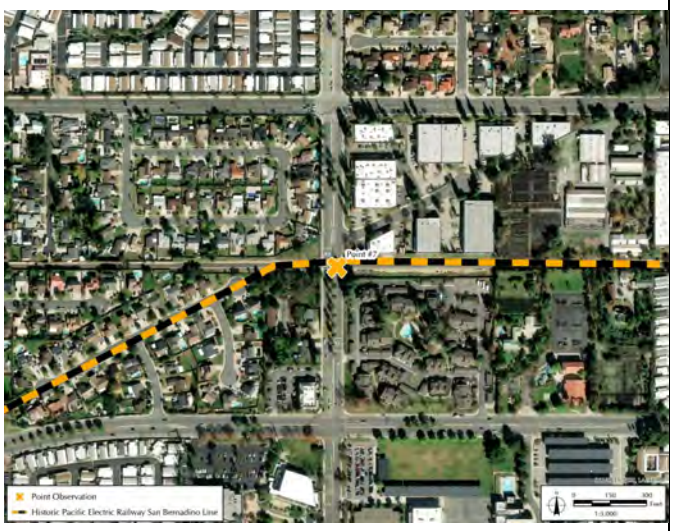
LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 7 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes dense single-family residential development. To the northeast of the intersection with Lone Hill Avenue is light industrial development. Once crossing Lone Hill Avenue, the Metrolink San Bernardino Line travels along the historic Pacific Electric route.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street and what is Stratford Lane at the time of this report in 2025 have been removed and replaced with paved asphalt. The eastbound Metrolink line maintains the historic PE alignment, but all electrical power lines have been removed. Metrolink has replaced original wood ties with concrete ties along its alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment, turning from northeasterly to easterly direction at intersection with Lone Hill Avenue in City of San Dimas (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #8

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 428975.42 m E/ 3773052.45 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line continued on a private way eastward past Cataract Avenue and Walnut Avenue in the City of San Dimas, sloping southward once reaching the Puddingstone Channel. Once reaching E Street in the City of La Verne, which becomes Fairplex Drive within the City of Pomona to the immediate south of Point 8, the main line continued eastward while the local Pomona branch line sloped southward and continued on a private way. The 1948 aerial photograph depicts this branching just beyond E Street where the city boundaries of La Verne and Pomona meet. A Google Earth photograph from 2025 indicates the Metrolink San Bernardino Line continues to traverse the main branch alignment. Pomona's local branch line, while paved over by asphalt as part of the LA Fairgrounds complex, still appears visible in part beneath the asphalt.



1948 Aerial Photograph of San Bernardino Line crossing at E Street in City of La Verne
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 8 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes a combination of residential, commercial, and industrial development. The Metrolink San Bernardino Line utilizes the historic alignment of the PE route. The LA County Fairgrounds are situated to the immediate south of the alignment.

L7. Integrity Considerations: The Metrolink line maintains the historic PE alignment, but all electrical power lines have been removed. Metrolink has replaced original wood ties with concrete ties along its alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing E Street in City of La Verne (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

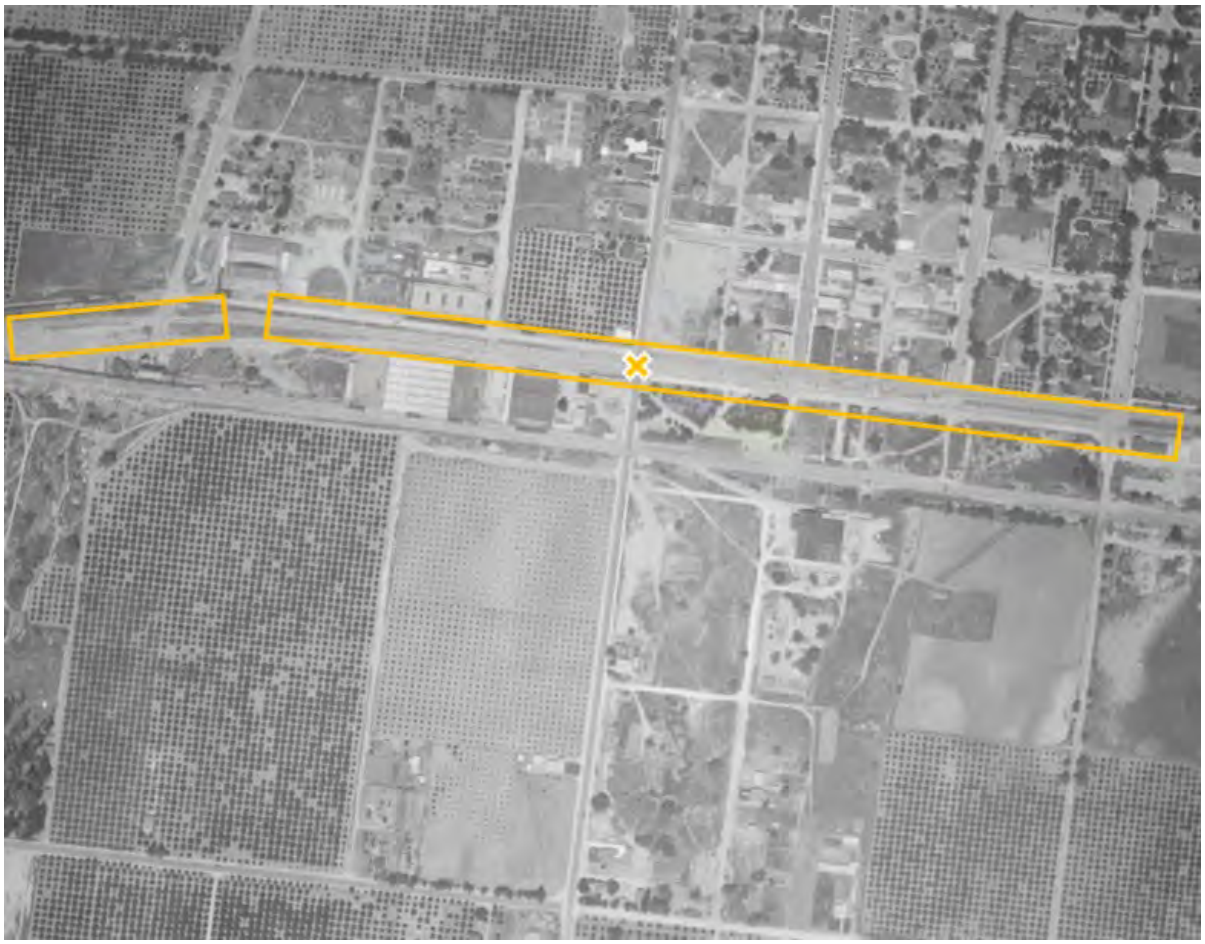
LINEAR FEATURE RECORD

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #9

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 433643.07 m E/ 3772884.66 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line continued on single track on private way, paralleling the Santa Fe Railroad (AT & SF) north of Arrow Highway. The alignment passed Towne Avenue and Indian Hill Boulevard in Claremont, shifting in a northeasterly direction and then running parallel (on what is E and W 1st Street in Claremont at the time of this report) to the immediate north of the AT&SF alignment. Point 9 is situated at the intersection of 1st Street and Indian Hill Boulevard in Claremont. Visible in the 1930 aerial photograph are electrical power lines evenly dispersed along the alignment. The Claremont Packing House, which is (and remains at the time of this report) situated directly adjacent to the AT&SF (and now Metrolink) rails, is also visible to the southwest of Point 9.



1930 Aerial Photograph of San Bernardino Line crossing Indian Hill Boulevard in City of Claremont
SOURCE: UCSB FrameFinder

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a. Top Width	N/A	☐ Feet ☐ Meters
b. Bottom Width	N/A	☐ Feet ☐ Meters

L4e. Sketch of Cross-Section (include scale), **Facing:**

c. Height or Depth N/A ☐ Feet ☐ Meters

d. Length of Segment N/A ☐ Feet ☐ Meters

L5. Associated Resources: None



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 9 includes various residential, commercial, and institutional development in downtown Claremont, including Pomona College. The Claremont Packing House is situated along the Metrolink's San Bernardino Line, which utilizes the AT&SF Railroad alignment to the south of the historic PE alignment.

L7. Integrity Considerations: To the east of N Cambridge Avenue in the City of Claremont, the historic alignment of the PE Railway sloped northeastward and has been removed and replaced with the paved streets of N Berkeley Avenue and W and E 1st Streets. Electrical power lines have also been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Indian Hill Boulevard in City of Claremont (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

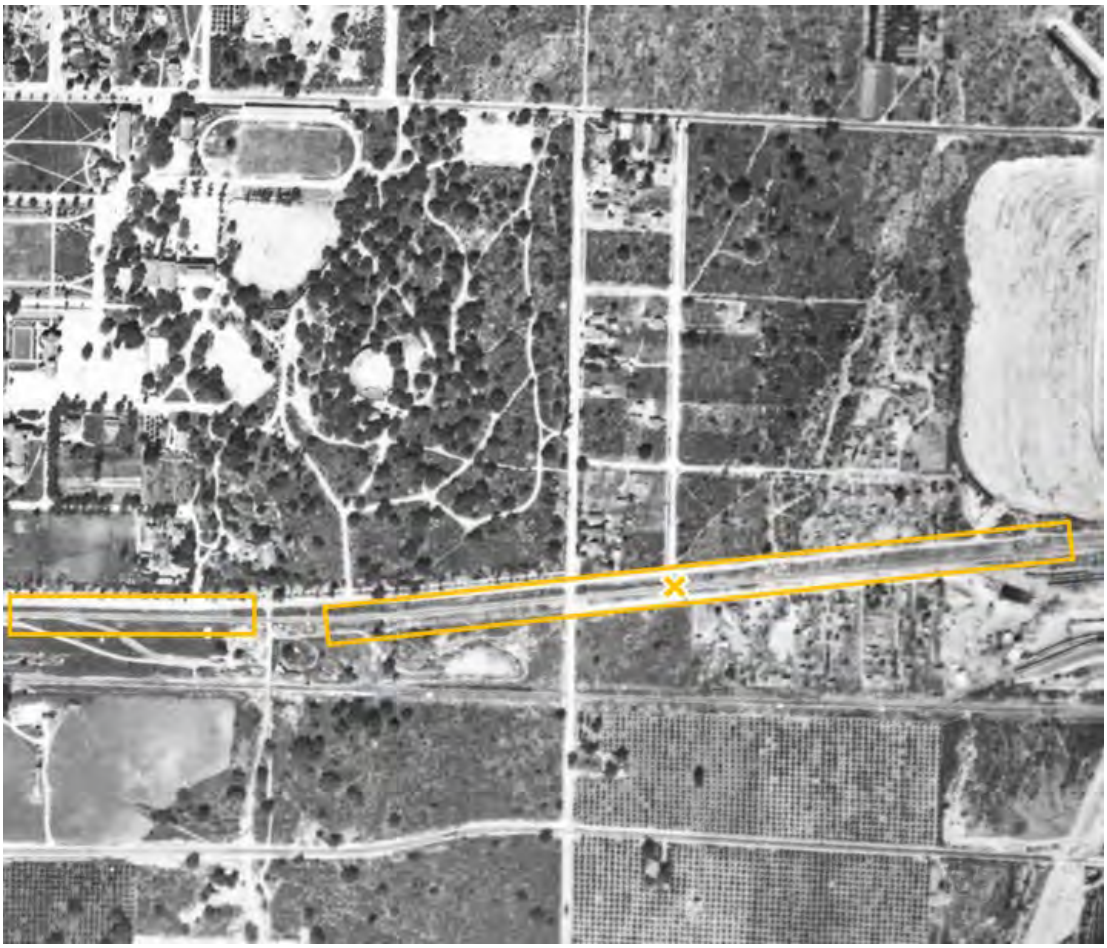
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #10

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 434887.27 m E/ 3772929.84 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
After passing eastward beyond S College Avenue in the City of Claremont, the San Bernardino Line continued in a northeasterly direction towards the City of Upland. To the east of Claremont Boulevard, which appears to have been constructed between 1966 and 1972 according to historic aerial photographs, the PE alignment divides the city boundaries of Upland (to its north) and Montclair (to its south). At the time of this report in 2025, the concrete-paved Pacific Electric Bike Trail commences to the immediate east of Claremont Boulevard.



1928 Aerial Photograph of San Bernardino Line at intersection with Brooks Avenue in City of Claremont
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

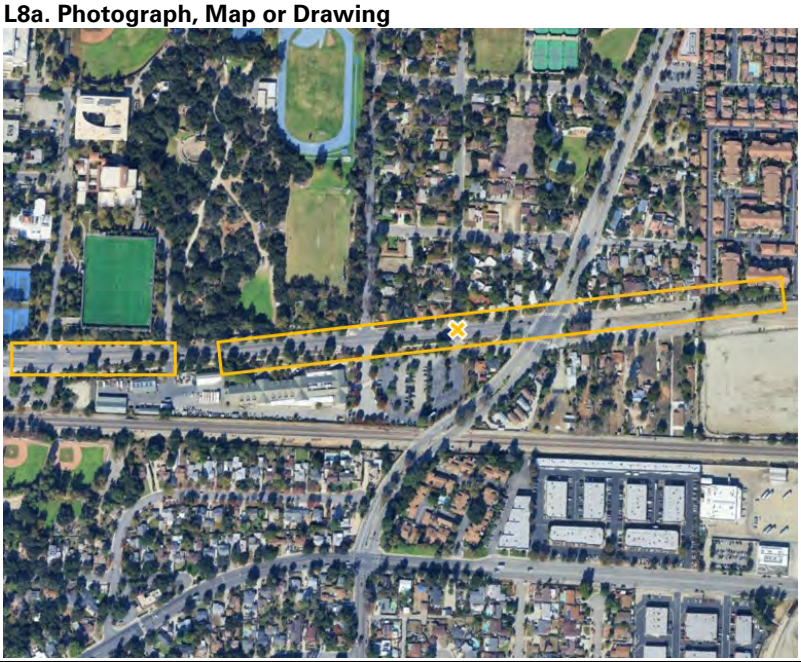


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 10 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential and institutional development, with Pomona College situated immediately north of the historic alignment that spanned E 1st Street.

L7. Integrity Considerations: The rails and electrical power lines of the PE Railway within the City of Claremont have been removed and replaced with the paved W and E 1st Street. To the east of Claremont Boulevard, the concrete paved Pacific Electric Bike Trail has replaced the historic alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment traversing E 1st Street in City of Claremont (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

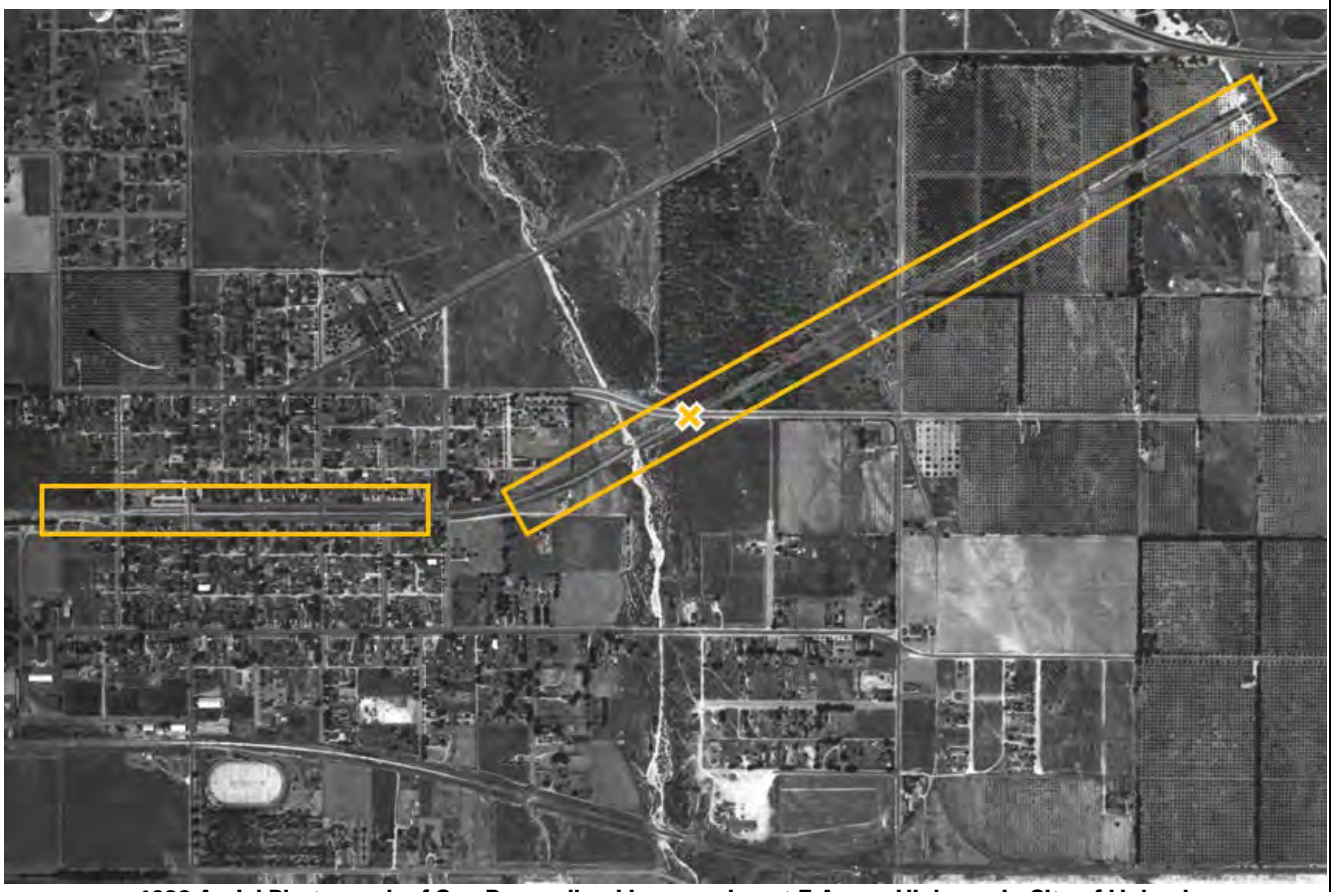
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #11

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 441697.93 m E/ 3773364.24 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line turned northeasterly to Benson Avenue in the City of Upland, where it then turned due east to run between Arrow Highway and 9th Street. The line took a northeasterly course near 13th Avenue in Upland, where it headed towards the City of Alta Loma. Point 11 is situated where the historic alignment and (at the time of this report in 2025) paved Pacific Electric Bike Trail intersect with E Arrow Highway in the City of Upland.



1938 Aerial Photograph of San Bernardino Line crossing at E Arrow Highway in City of Upland
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 11 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential and institutional development, with the San Antonio Regional Hospital and various medical offices situated northwest of the alignment's intersection with E Arrow Highway.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the City of Upland have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing E Arrow Highway in City of Upland (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #12

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 444836.34 m E/ 3776020.36 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the Alta Loma neighborhood of the City of Rancho Cucamonga on a northeasterly route along a private way. Once reaching Archibald Avenue just north of Base Line Road, the route proceeded due east into open country paralleling Base Line Road.



1930 Aerial Photograph of San Bernardino Line crossing at Amethyst Avenue in Alta Loma community within City of Rancho Cucamonga
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 12 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential, commercial, and institutional development, with several law offices, a dental laboratory, and businesses in the immediate vicinity.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Alta Loma have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Amethyst Avenue in Alta Loma community of the City of Rancho Cucamonga (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

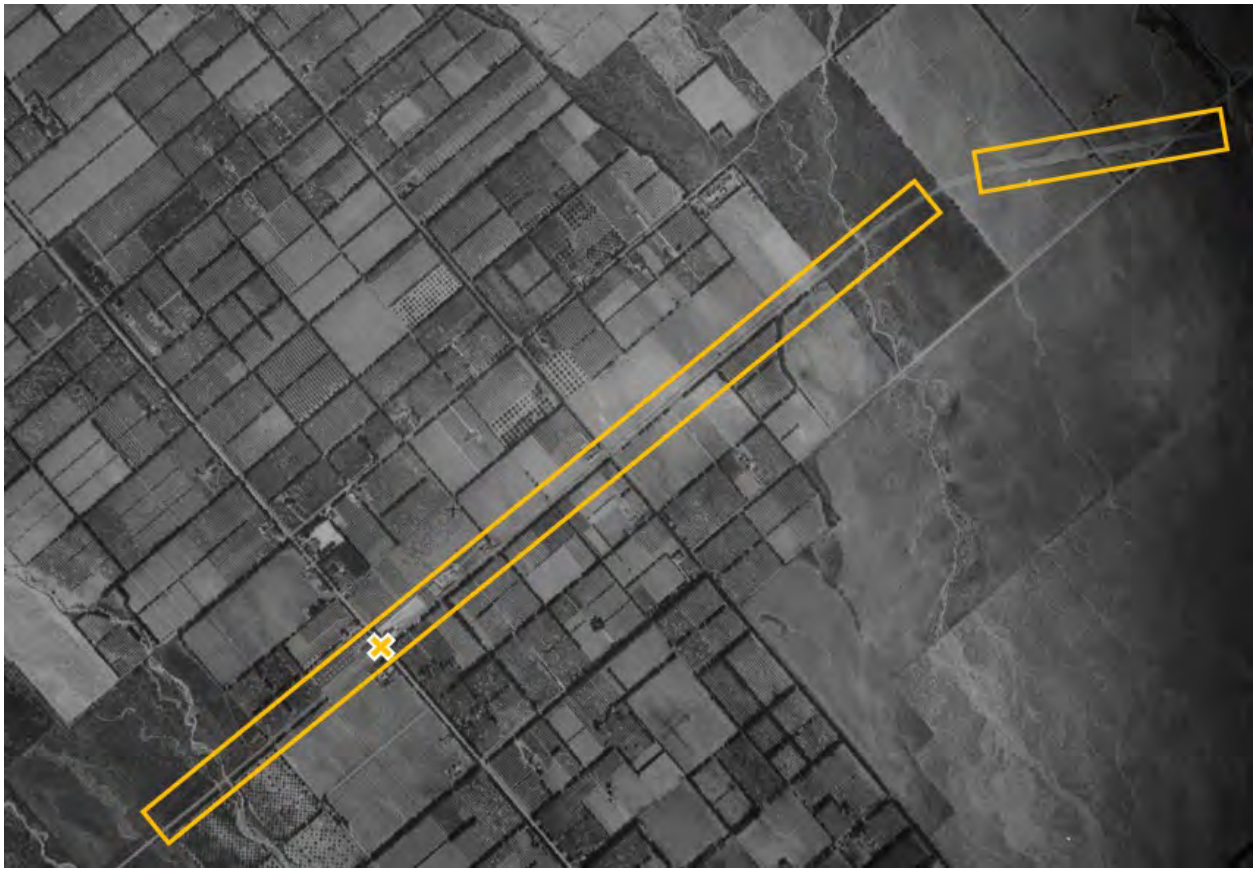
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #13

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 451722.65 m E/ 3776113.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the Etiwanda neighborhood of the City of Rancho Cucamonga on a direct easterly route, running parallel to the north of Base Line Route. Roughly one mile after passing Etiwanda Avenue, the route then turned in a southeasterly direction at East Etiwanda Creek into the City of Fontana.



1935 Aerial Photograph of San Bernardino Line crossing at Etiwanda Avenue in Etiwanda community within City of Rancho Cucamonga
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: Etiwanda Pacific Electric Depot (NRHP Reference # 11000119)

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 13 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes primarily residential development. The Etiwanda Pacific Electric Depot, listed on the National Register, is situated to the northeast corner of the intersection at Point 13. Grapeland Elementary School is situated to the southeast of the intersection.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Etiwanda have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Etiwanda Avenue in Etiwanda community of the City of Rancho Cucamonga (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

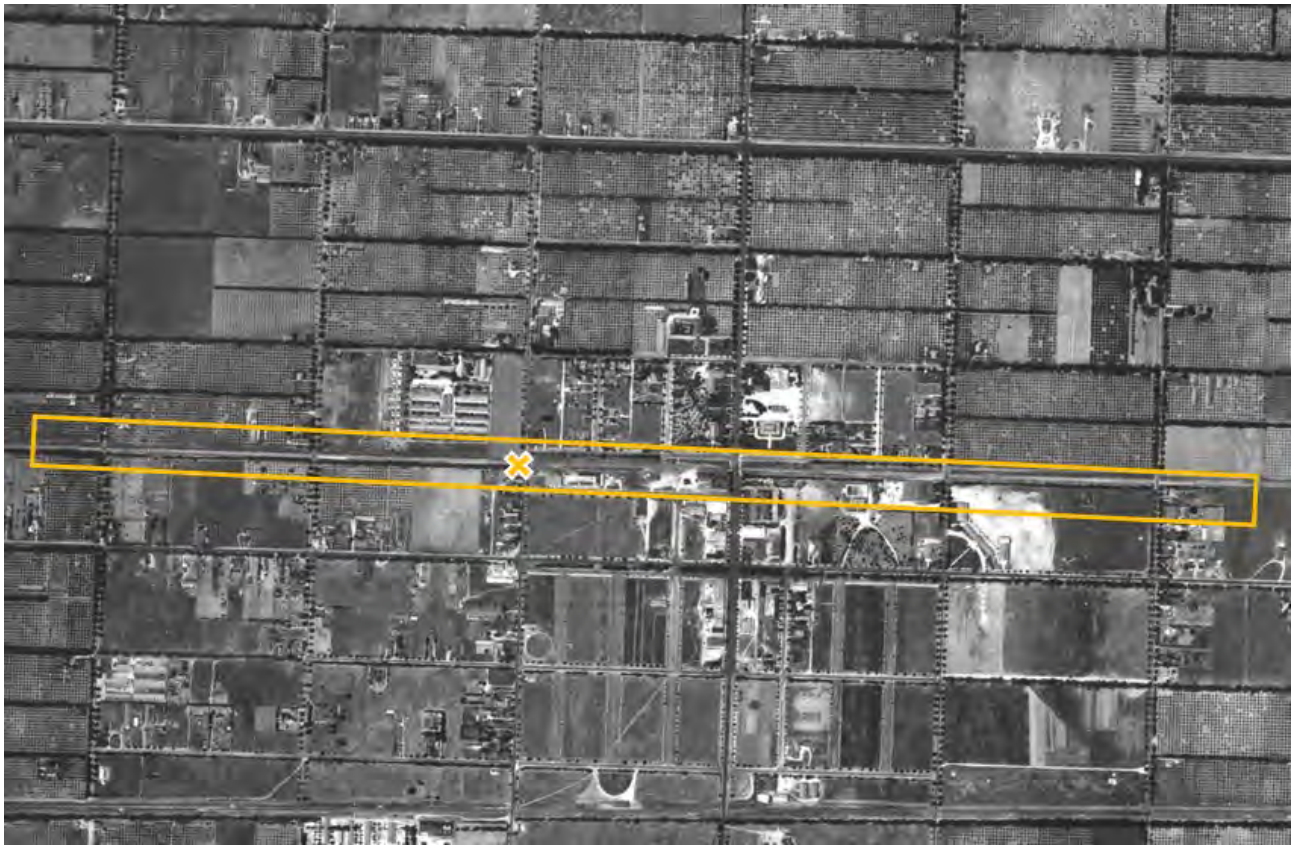
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #14

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 459399.22 m E/ 3773448.95 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of Fontana in a southeasterly route and turned due east when crossing Citrus Avenue. From there, it paralleled Arrow Boulevard to the north through the City of Fontana and into the City of Rialto.



1938 Aerial Photograph of San Bernardino Line crossing at Seville Avenue in City of Fontana
SOURCE: UCSB FrameFinder

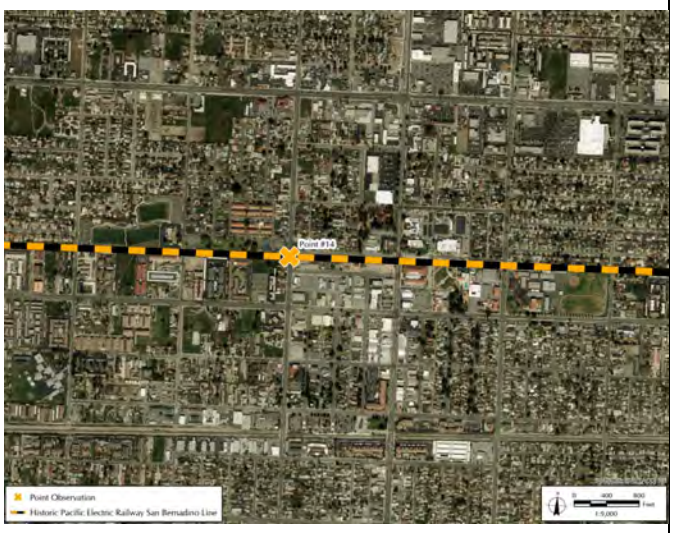
LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

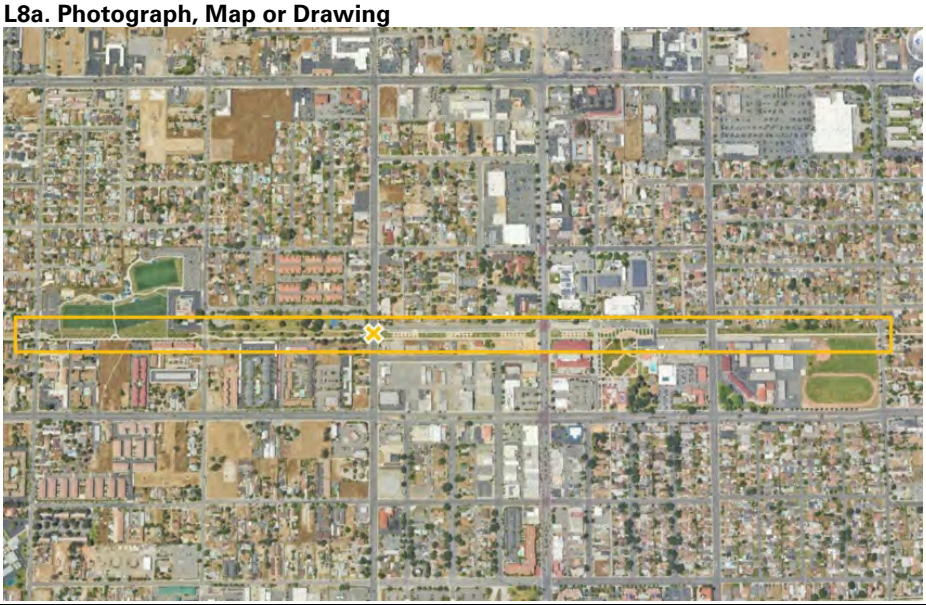


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 14 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes both multi-family and single-family residential development, as well as some institutional development. The Cypress Neighborhood Center and La Luz del Mundo church are situated to the northwest of Point 14.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Etiwanda have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Sevilla Avenue in City of Fontana (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☒ Point Observation

Designation: Point 15; Segment 1

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 465837.04 m E/ 3773463.94 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of Rialto in an easterly route and paralleled Arrow Boulevard to the North. The San Bernardino Line stopped at Rialto Junction at the intersection with N Riverside Avenue, where the Rialto Pacific Electric Depot sits on the southeast corner of the intersection. At this junction, Pacific Electric trolleys also transferred via the Riverside to Rialto Line southward along N Riverside Avenue. There are no visible remnants of the Riverside to Rialto Line, and N Riverside Avenue has been paved with a concrete median added to separate northbound and southbound traffic. The San Bernardino Line continued eastward towards the City of San Bernardino.



1930 Aerial Photograph of San Bernardino Line crossing at N Riverside Avenue in City of Rialto
SOURCE: UCSB FrameFinder



View from N Cactus Avenue (facing west)



View from N Cactus Avenue (facing east)



View from N Palm Avenue (facing west)



View from N Palm Avenue (facing east)



View from N Riverside Avenue (facing west)



View from N Riverside Avenue (facing east)



View from N Sycamore Avenue (facing west)



View from N Sycamore Avenue (facing east)



View from N Acacia Avenue (facing west)



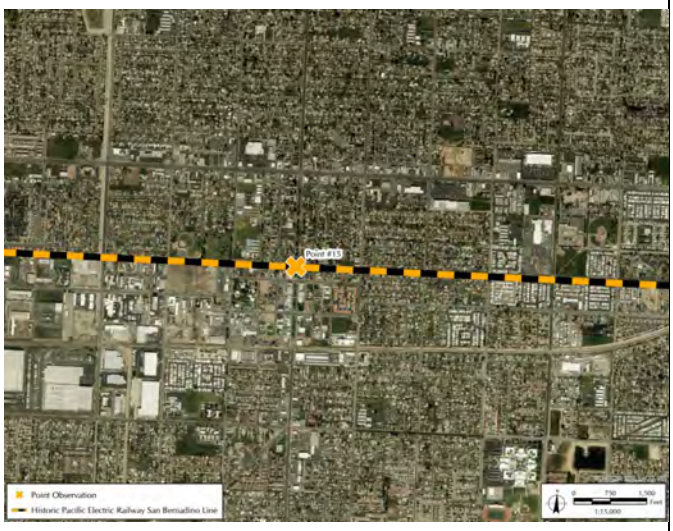
View from N Acacia Avenue (facing east)

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	4 ft 8.5 in.	☒ Feet ☐ Meters
b.	**Bottom Width**	4 ft. 8.5 in.	☒ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	1.75 mi.	☐ Feet ☐ Meters

L5. Associated Resources: P# 36-017593 (Rialto Pacific Electric Depot)

L4e. Sketch of Cross-Section (include scale), **Facing:**



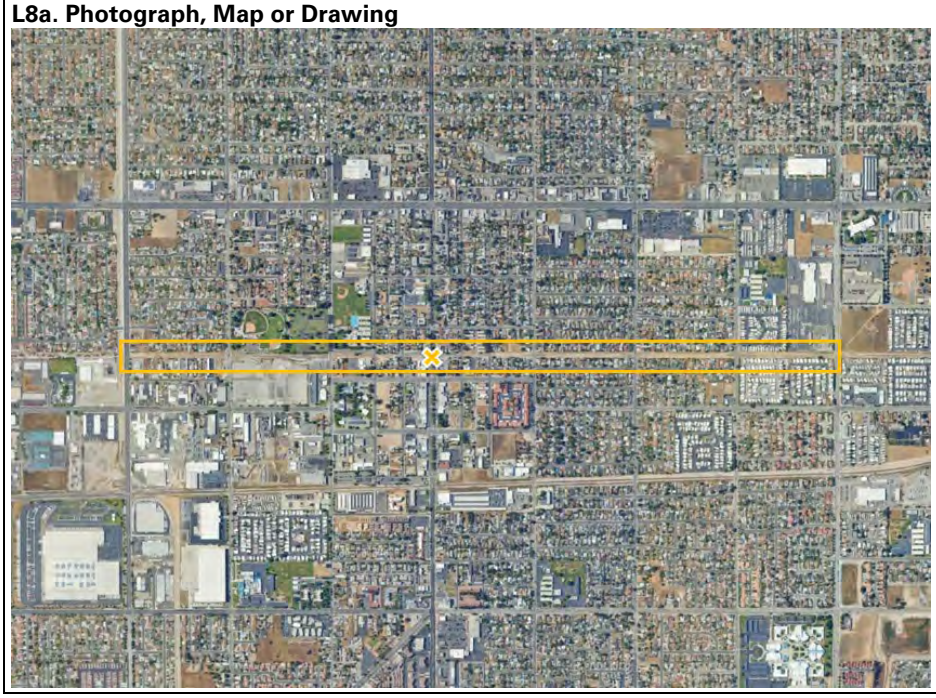
Primary #
HRI #
Trinomial #

L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 15 and Segment 1 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes a combination of residential, commercial, and institutional development.

L7. Integrity Considerations: Tracks have been removed on the easternmost 370 feet of alignment within Segment 1, to the immediate west of N Cactus Avenue. Single, standard-gauge tracks remain within the rest of Segment 1 through its eastern terminus at N Pepper Avenue. Dual tracks and the remnants of a south-oriented spur exist between N Lilac Avenue and N Willow Avenue. All electrical power lines and original signage and street crossing equipment associated with the Pacific Electric Railway have been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing N Riverside Avenue in City of Rialto; Segment bounded by N Cactus Avenue on the west and N Pepper Avenue on the east (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #16

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 469296.19 m E/ 3773453.45 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of San Bernardino on an eastward course from the City of Rialto. Once passing N Rancho Avenue, the route dipped slightly southward but again turned due eastward in alignment with the pavement of W Rialto Avenue, proceeding east to its terminus.



1930 Aerial Photograph of San Bernardino Line crossing at N Rancho Avenue in City of San Bernardino
SOURCE: UCSB FrameFinder

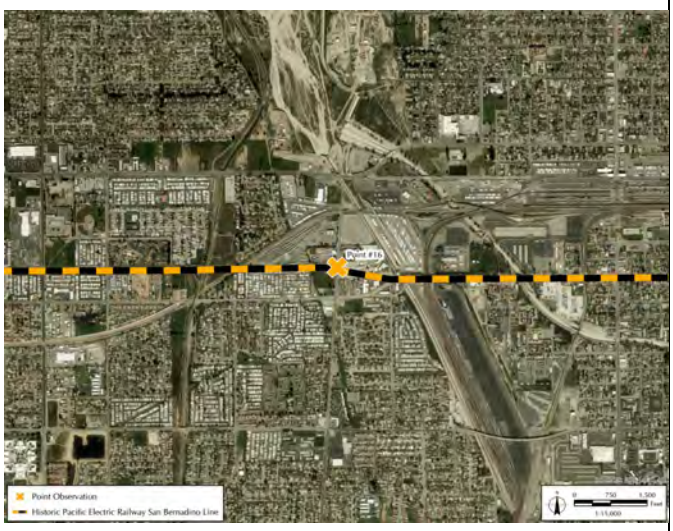
LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

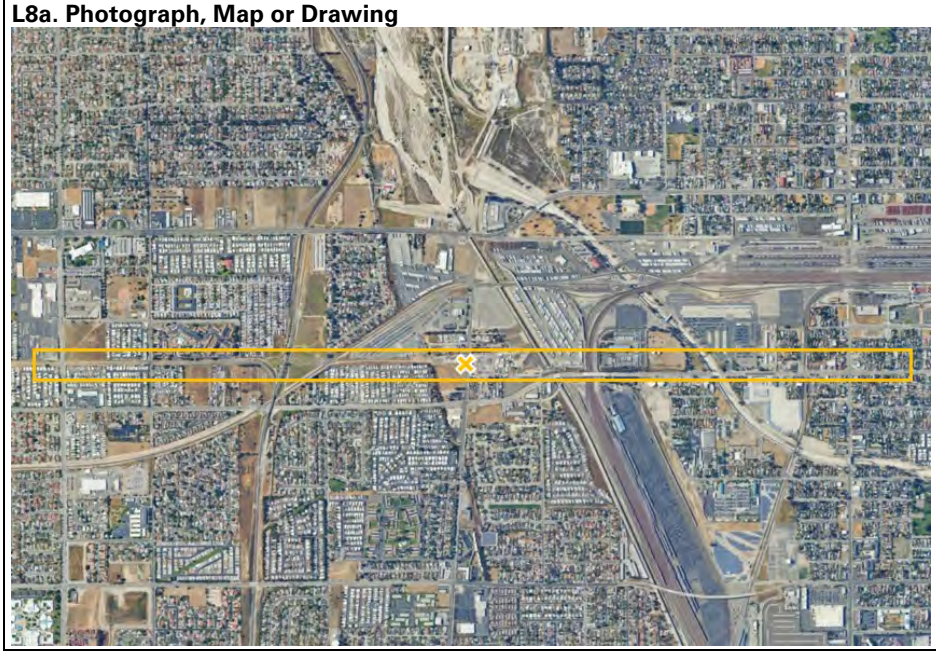


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 16 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential, commercial, and industrial development. Several mobile home communities and residential tracts surround the southern portion of Point 16. There are also several auto repair shops in the vicinity, as well as large storage yards for the BNSF Railroad.

L7. Integrity Considerations: Standard-gauge rails continuing from the City of Rialto are extant until roughly 0.6 mile from Point 16. The general alignment remains undeveloped to the west of Point 16, while the BNSF Rancho East Yard has destroyed any visual evidence of the former right-of-way to the immediate west of Point 16. The historic alignment continued on W Rialto Avenue, which has been paved with all rails and electrical power lines associated with the Pacific Electric Railway removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing N Rancho Avenue in City of San Bernardino (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #17

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 472761.25 m E/ 3773376.53 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino traveled through the City of San Bernardino along W Rialto Avenue until it reached a point between E and F Streets. Here, the San Bernardino Line turned north to follow a private way to its terminus at the PE-SP station on 3rd Street. Point 17 is situated along W Rialto Avenue between E and F Streets, where the line historically turned northward. Visible in the 1953 aerial are evenly dispersed electrical power lines along W Rialto Avenue, though these would have likely been removed soon thereafter due to the transition of the San Bernardino Line from passenger service to use solely as a freight shipment corridor.



1953 Aerial Photograph of San Bernardino Line along W Rialto Avenue in City of San Bernardino terminating between E and F Streets
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 17 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial and municipal development. Several storefronts are situated on the north edge of W Rialto Avenue, and the San Bernardino Transit Center is situated to the immediate south of Point 17.

L7. Integrity Considerations: All rails and electrical power lines associated with the Pacific Electric Railway have been removed from W Rialto Avenue. Any evidence of the trolley turnaround area to the north of W Rialto Avenue is no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of W Rialto Avenue in City of San Bernardino, with San Bernardino Line terminus between E and F Streets (2025).

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

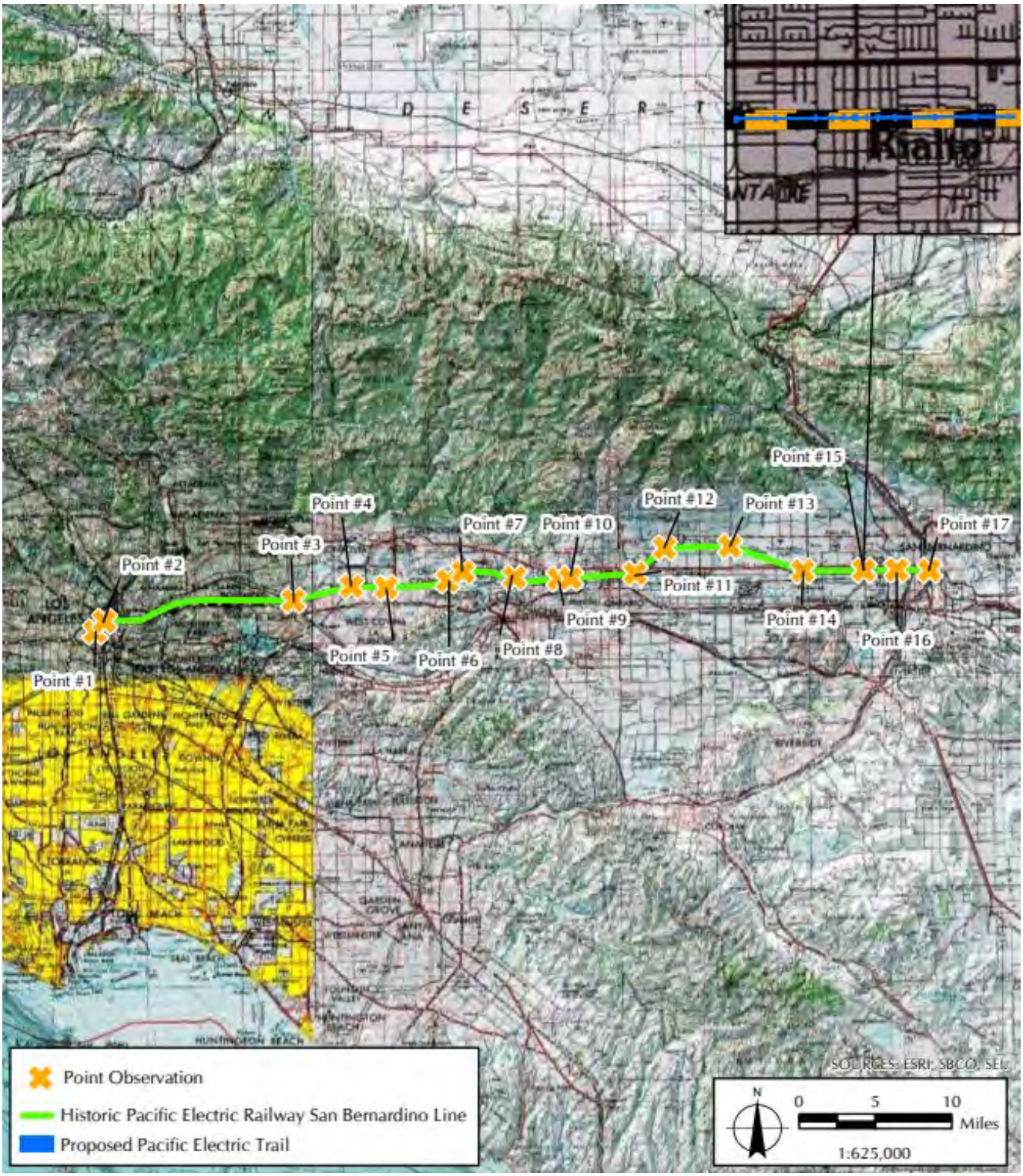
LOCATION MAP

***Map Name:** Varies, see table below ***Scale:** 1:24,000 ***Date of map:** 1985

POINT / SEGEMENT	USGS 7.5' QUAD	DATE	TOWNSHIP / RANGE	BASE MERIDIAN
Point 1	Los Angeles	1966 (photorevised 1981; minor revision 1994)	T1S / R13W	San Bernardino
Point 2	Los Angeles	1966 (photorevised 1981; minor revision 1994)	T1S / R13W	San Bernardino
Point 3	El Monte	1966 (photorevised 1981; minor revision 1994)	T1S / R11W	San Bernardino
Point 4	Baldwin Park	1966 (photorevised 1981)	T1S / R10W	San Bernardino
Point 5	Baldwin Park	1966 (photorevised 1981)	T1S / R10W	San Bernardino
Point 6	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 7	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 8	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 9	Ontario	1967 (photorevised 1981)	T1S / R8W	San Bernardino
Point 10	Ontario	1967 (photorevised 1981)	T1S / R8W	San Bernardino
Point 11	Ontario	1967 (photorevised 1981)	T1S / R7W	San Bernardino
Point 12	Guasti	1966 (photorevised 1981)	T1N / R7W	San Bernardino
Point 13	Guasti	1966 (photorevised 1981)	T1N / R6W	San Bernardino
Point 14	Fontana	1967 (photorevised 1980)	T1S / R5W	San Bernardino
Point 15 and Segment 1	Fontana and San Bernardino South	1967 (photorevised 1980) / 1967 (photorevised 1980)	T1S / R5W	San Bernardino
Point 16	San Bernardino South	1967 (photorevised 1980)	T1S / R4W	San Bernardino
Point 17	San Bernardino South	1967 (photorevised 1980)	T1S / R4W	San Bernardino

LOCATION MAP

***Map Name:** Varies, see table above ***Scale:** 1:24,000 ***Date of map:** 1985



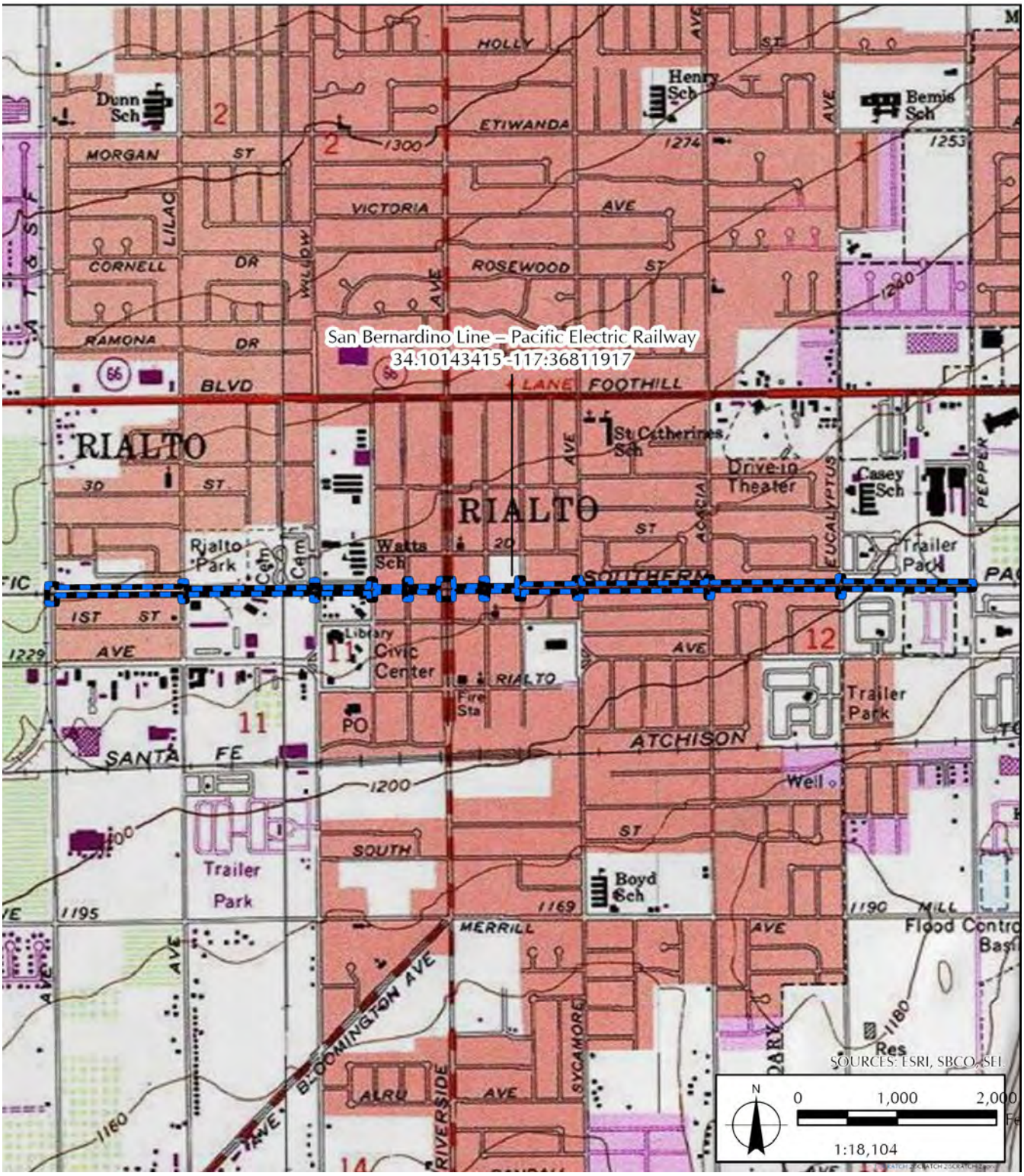
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

 ***Resource Name or #: San Bernardino Line; MR #1**

***Map Name:** Varies, see table above ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #	36-017593
DEPARTMENT OF PARKS AND RECREATION	HRI #	2376-0059-0000
PRIMARY RECORD	Trinomial	
	NRHP Status Code	3S
	Other Listings Review Code	Reviewer Date

 ***Resource Name or # (Assigned by recorder): APN# 013-019-111; MR #2**

P1. Other Identifier: 119 N Riverside Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 13 W **;** SW ¼ **of** SW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 119 N Riverside Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465848.6 mE/ 3773464.3 mN

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

From 210E, take exit 71 for Riverside Avenue and turn right on to N Riverside Avenue. Travel 1.6 mi., then N Riverside Avenue turns right and become N Riverside Avenue. Travel 0.8 mi. and make a U-turn on 1st Street. The subject property is on the right.

Elevation: 1,226 feet above mean sea level Parcel #(s): 013-019-111

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

Facing north, the rail depot sits immediately east of Riverside Avenue on the south side of the railroad tracks. The long, single-story, rectangular building of concrete construction was designed in the Mission/Spanish Revival style and constructed in 1915. The roof is flat, and a simple parapet with a flat, slightly projecting fascia rises above the roofline, circumnavigating the building. While the north elevation is distinctive, best conveying the function of a railroad depot, the primary façade is on the south, where the public would engage with the the building more frequently, especially given the increasing prominence of the automobile.

P3b. Resource Attributes: (List attributes and codes) HP17. Railroad depot

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of Primary/North Façade



View (Direction Facing): North

Date 10/8/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1915

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** City of Rialto
150 S. Palm Avenue
Rialto, CA

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 8/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: **APN# 013-019-111; MR #2**

B2. Common Name: Pacific Electric Depot

B3. Original Use: Railroad passenger and freight depot B4. Present Use: Restaurant/unknown

***B5. Architectural Style:** **Mission Revival**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The railroad depot was designed by Thornton Fitzhugh (1864–1933), a prolific architect who designed several buildings including the Pacific Electric Building, commissioned by Henry E. Huntington, and the exclusive Jonathan Club, both in downtown Los Angeles, as well as churches, mental and penal institutions, banks, and office buildings. Fitzhugh was especially noted for his innovations in reinforced concrete, the material he chose for the Rialto Depot. According to the *Rialto Record*, Nov. 27, 1914, the Kling Company won the contract for its construction. City of Rialto building records show three items:

Permit 2015-0598, issued March 2, 2015	Electrical signage
Permit 2013-2652, issued Oct. 31, 2013	Fire sprinklers
Certificate of Occupancy, applied for June 29, 2000	Refujio Johnson, Cuca's Mexican Restaurant

Although no permits were discovered that documented the extensive alterations to the building, historic aerials show that while in 1930 the building showed little change, by 1976 a substantial addition was added on the south, obscuring most of the depot's original appearance on that primary façade. While it is not known when the arched openings were infilled, the windows, of a composite material, appear to be contemporary, while the dark panels used to infill other openings appear to be earlier.

An open-air waiting area, comprising the west end of the building, is defined by six, open, large, arched openings (two openings each on the north, south, and west elevations). The originally designed open waiting area is now enclosed with the infilling of windows on five of the arched openings; a sixth, once a full-height opening, has been infilled by what appears to be plywood or a lightweight panel. On the east end of the north wall, the faded inscription, "Rialto," may be seen; below, between the two westernmost arches, is a recessed diamond-shaped square imprinted with the letters *P* and *E*; an identical imprint is present on the east. This north façade, facing the tracks, features a striking three-sided ticket booth, now clad in later sand-finished stucco. Located just beyond the former waiting area, the ticket booth is asymmetrically located on this north façade. Projecting from the wall's flat plane, the roof of the ticket booth flares up and outwards, terminating in a flat fascia with five segments. Above that parapet, a second parapet is recessed and also has a flat, segmented, fascia. Flanking the ticket booth, slightly narrower arched openings, each originally containing a pair of doors surmounted by a semi-circular arched multi-light, wood-framed window. The opening to the west has been infilled while the narrower arched opening on the east has retained the original semi-circular window. Three infilled arched openings have been infilled with the same lightweight panels as on the west, while two large rectangular window openings appear to be infilled with concrete. The east elevation is a solid concrete wall. The south primary façade, facing the parking lot, has retained two of the six arched openings defining the historic open-air waiting area, now infilled with windows. A projecting, flat-roofed, rectangular contemporary addition with a centrally located wood-paneled door has replaced the original third arched opening. Beyond this later section, to the east, the original façade has been replaced with a different contemporary projecting section extending east for much of the rest of the building. Here a shed roof is capped in what appears to be asphalt composition shingles. A series of flat pilasters separate two large stucco panels and three narrow stucco sections that are recessed and contain a square window in the upper portion of each panel. The original east end of the depot extends beyond this later addition. On the narrow west elevation, two large arched windows occupy the original open arches and a shady courtyard, comprising a low wall of concrete piers and metal pickets. A glazed, diamond-shaped terracotta tile with the Pacific Electric letters, *P* and *E*, is set into the west wall between these two arches.



Historic Aerial, 1930
Source: Framefinder, UC Santa Barbara Library



Historic Aerial, 1976
Source: Framefinder, UC Santa Barbara Library



Pacific Electric Depot, North and West elevations, view facing southeast (1964)

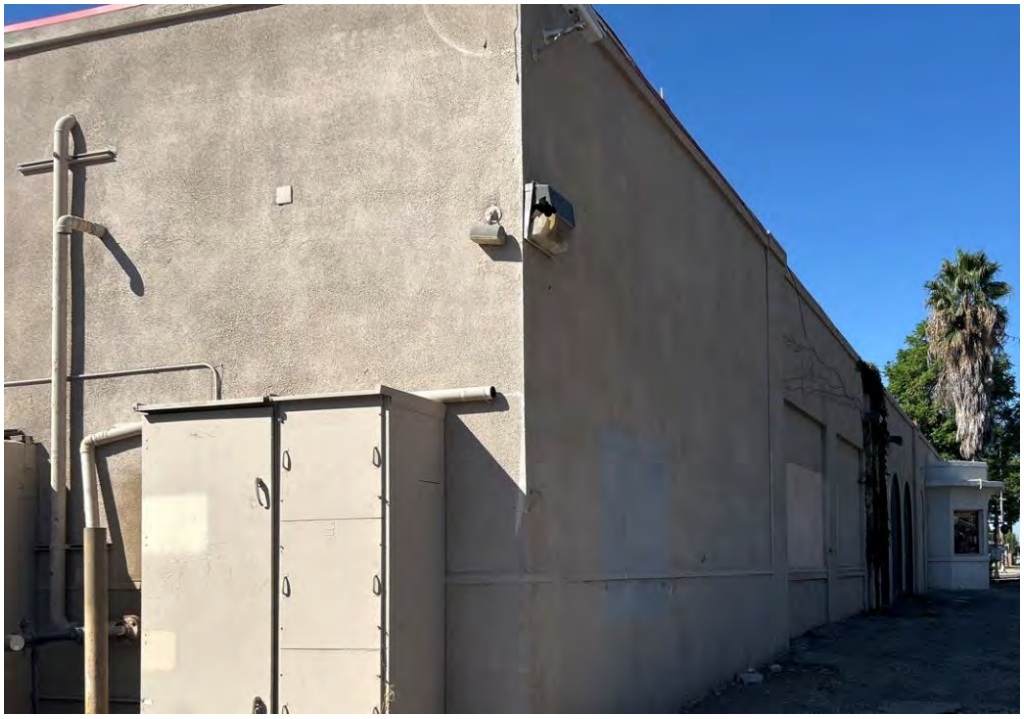
Source: James E. Lancaster, https://coastdaylight.com/ph/scph/scph_sb_etiwanda.html, accessed August 2025

North Elevation

Facing the tracks, the north façade features a striking three-sided ticket booth, now clad in later sand-finished stucco. Located just beyond the former waiting area, it is asymmetrically located, originally separating the open waiting room on the west from the freight and administrative area on the east. Projecting from the wall's flat plane, the roof of the ticket booth flares up and outwards, terminating in a flat fascia with five segments. Above that parapet, a second parapet is slightly recessed and also has a flat, segmented, fascia. Flanking the ticket booth, slightly narrower arched openings, each formerly containing a pair of doors surmounted by a semi-circular arched multi-light, wood-framed window. The opening to the west has been infilled, while the narrower arched opening on the east has retained the original semi-circular window. Simple, shallow engaged pilaster frame the ensemble of the ticket booth and the flanking doorways. Three arched openings have been infilled with the same lightweight panels as on the west, while two large rectangular window openings at the far east appear to be infilled with concrete.



Pacific Electric Depot, North Elevation, October 2024
Source: *Sapphos Environmental, Inc.*



Rialto Pacific Electric Depot, East Elevation, October 2024
Source: *Sapphos Environmental, Inc.*

East Elevation

Not seen from the public right-of-way, the east elevation is a solid concrete wall with attached mechanical items, an electrical panel, and a storage shed attached to the north end of the wall. The parapet is trimmed with a narrow concrete fascia.

South/Primary Façade

Facing the parking lot, the south primary façade has retained two of the six arched openings defining the historic open-air waiting area, now infilled with windows. A projecting, flat-roofed, rectangular contemporary addition, clad in stucco, has replaced the original third arched opening. This section has a centrally located, recessed wood-paneled door. The door is flanked by a metal grille on both sides. A slightly elevated courtyard on the west end of the building is bordered by a wall comprising concrete piers and metal pickets. Beyond this later section, to the east, the original façade has been replaced with a different contemporary projecting section extending east for much of the rest of the building. Here a shed roof is capped in what appears to be asphalt composition shingles. A series of flat pilasters separate two large stucco panels and three narrow stucco sections that are recessed and contain a square window in the upper portion of each panel. The original east end of the depot extends beyond this later addition. Mature trees just west of the courtyard shade the building.



Pacific Electric Depot, South Facade, October 2024
Source: *Sapphos Environmental, Inc*



Rialto Pacific Electric Depot, West Elevation (right side), October 2024
Source: *Sapphos Environmental, Inc.*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** Yes

***B8. Related Features:** None

B9a. Architect: Thornton Fitzhugh b. Builder Kling Construction

***B10. Significance: Theme Streetcar commercial Development Area Rialto, CA**

Period of Significance 1915-1951 **Property Types:** Commercial

Applicable Criteria *(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).*

Context

The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the rural townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. In 1913, the Pacific Electric (PE) Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The PE Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was

a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community.

Ownership

In 1911, the City of Rialto was isolated from the remainder of the San Bernardino Valley, with the exception of the Santa Fe Railroad, according to the *Rialto Record*, Oct. 26, 1961, which told the history of how the rail lines were established using articles dating back to 1911. Several companies and cities, including Ontario, San Bernardino, Rialto, and Upland vied for the contract to establish a "trolley" service. Paul Shoup, PE manager, announced Pacific Electric had $100,000 for the project and that within two years they would lay down 2,000 miles of track. Two years after passenger rail service was established, Rialto's railroad depot was constructed. An article titled "P.E. Starts Work on Three New Depots," in the *Rialto Record*, Nov. 27, 1914, noted that "three sightly and substantial passenger depots are to be started at once by Pacific Electric at points on its new San Bernardino line." The cost for all three was approximately $20,000, stated the newspaper, and each was 30 x 120 feet. The article noted that the depots would be built of reinforced concrete and hollow tile (presumably clay tile) "and will follow pleasing designs." Like many other depots in Southern California, the preferred style was Mission Revival. The style's sense of strength and lack of fussiness made it a good choice for Fitzhugh's specialty of reinforced concrete; additionally, the style was especially popular in the early part of the twentieth century. Fitzhugh was well known and his depots, with a spare use of ornament on behalf of a functional but pleasing design, were thoughtful in their typical division of freight and passenger service, the ticket booth demarcating the division between the two.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The city was incorporated in 1911. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. At the same time, real estate advertisements specific to the city beginning in 1913 reference residential development in proximity to the Pacific Electric Line. Research indicated that the Rialto's Pacific Electric Depot helped develop the City of Rialto. The Pacific Electric Railway connected the City of Rialto with Los Angeles. The Pacific Electric Depot was the hub of the Rialto Junction, which connected passengers to both the City of Los Angeles via the San Bernardino line and the City of Riverside via the Riverside to Rialto line. Coordination with the Pacific Electric Railway Historical Society; the City of Rialto Planning Department; *Rialto (Images of America: California)*; and archival and online research document evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level because the subject property is an early and especially significant example of this development and thus eligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject property is ineligible under Criterion B/2.

Properties may be eligible for the National or California Registers if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. According to research, the subject property was designed by Thornton Fitzhugh (1864–1933), a prominent architect whose body of work included depots, banks, churches, office building, and penal and mental institutions, many in revival styles such as the Spanish Colonial, Mission, and Moorish Revival styles. He also designed the famed private Jonathan's Club and the Pacific Electric Building, both in downtown Los Angeles. While the Pacific Railroad Depot in Rialto is a good example of the Mission Revival Style in an institutional building, it is not a distinctive example of the style. The evaluators of this subject property concur with the Historic Property Survey

Report, Interstate 10 Corridor Project (Caltrans, April 2015), in recommending the subject property ineligible under Criterion C/3.

The building was constructed using common techniques and materials. The site is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44-45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

The subject property has remained in its original location; and while the area is more densely populated with buildings and structures today, the setting is largely unchanged. The railroad tracks are still extant, preserving a critical spatial relationship between the historic era Depot and Railway. The parking area south of the Depot has been expanded and paved; but otherwise, it is as it was in the early part of the century.

Nevertheless, integrity of the subject property is greatly diminished. The building has been significantly altered. The south/primary façade is no longer recognizable as a railroad depot due to a large, incompatible addition. The ticket booth is extant but has been covered in stucco so that much of the distinctive articulation of the original concrete work has been lost. All the arches have been filled in with solid panels or windows that appear to be framed in a vinyl composite material. A courtyard with a low wall on the south/primary façade is a later addition.

Originally built of concrete, the Depot retains that material. However, the incompatible addition on the primary south façade appears to be constructed of wood framing clad with stucco and a shed roof of what appears to be asphalt composition shingles. The ticket booth with its articulated ribs of concrete, has been covered in stucco. Except for one semi-circular window on the north elevation, the windows, formerly multi-light wood framed windows, have been replaced with vinyl composition windows. Given the additions and alterations, the quality of original construction is no longer evident. The building no longer comprehensively conveys its historic significance, most evident on the primary south façade, although the north elevation does convey an element of its historic significance. Finally, the Pacific Electric Depot in Rialto no longer retains a connection to significant events or people.

The subject property is ineligible for listing in the NRHP due to lack of integrity. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Notably, while the Pacific Electric Depot in the City of Rialto does not currently meet the criteria for listing in the National or California Register, with rehabilitation, it may be eligible for listing as a Historical Landmark in the City of Rialto.

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. It has character, interest or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.
2. It is the site of a documented historic event.
3. It is strongly identified with a person or person who significantly contributed to the culture, history or development of the city.
4. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.
5. It is notable work of an architect or master builder.
6. It embodies elements of architectural design, detail, materials or craftsmanship.
7. It has be unique location or singular physical characteristics representing an established and familiar visual feature in the city.
8. It has unique design or detailing.
9. It is a particularly good example of a period or style.
10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

As noted in above, "the Pacific Electric Railway connected the City of Rialto with Los Angeles. The Pacific Electric Depot was the hub of the Rialto Junction, which connected passengers to both the City of Los Angeles via the San Bernardino line and the City of Riverside via the Riverside to Rialto line." The railroad's arrival was crucial for Rialto's growth from a sleepy farming and ranching town into a vibrant center for the transporting of goods, people, and services. The Depot was fundamental to that success. Therefore, the Pacific Electric Depot has "character, interest, or value" to the development and heritage of Rialto and appears to be eligible for local designation under the Criterion 1. Additionally, since the City's beginnings, the Depot's "unique location" and "singular physical characteristics" represent an "established and familiar visual feature" and, thus, the Depot appears to be eligible for local designation under the City's Criterion 7.

The subject property is ineligible for Criterion 2–6 and 8–10. However, the subject property is eligible for Criterion 1 and Criterion 7. Therefore, the subject property is eligible for local designation.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Building Records.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

FrameFinder. 1930, 1976. Historic aerial photos. UC Santa Barbara Library. Accessed August 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Rialto Record. November 27, 1914.

Rialto Record. October 26, 1961.

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Mission Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 510 – 518.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 09/04/2025

(This space reserved for official comments).



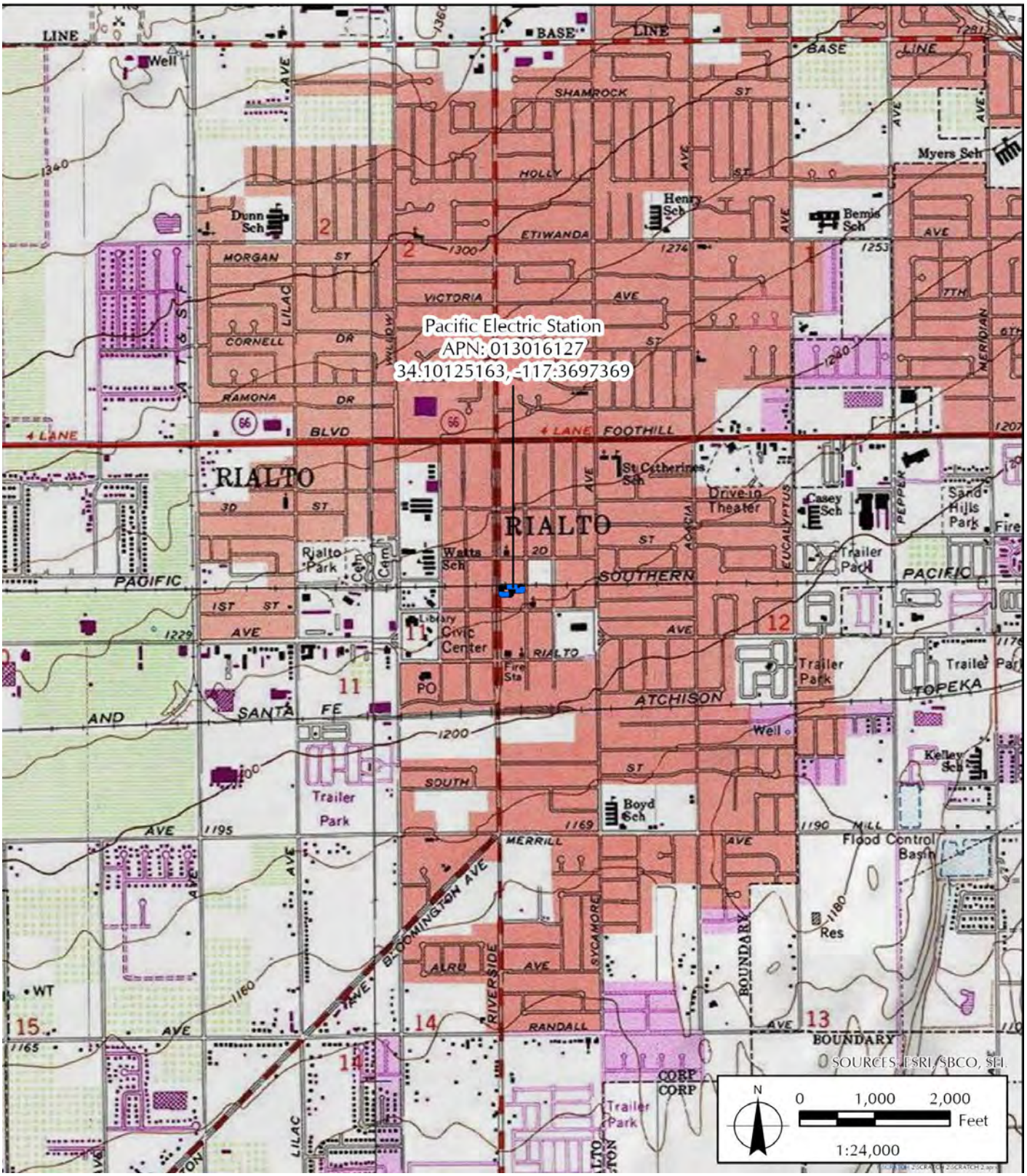
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN# 013-019-111; MR #2**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



P1. Other Identifier: 200 N Willow Avenue/Rialto Park Cemetery

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 200 N Willow Avenue City Sierra Madre Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465321.6 mE/ 3773558.8 mN

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

From Interstate 210 E towards San Bernardino. Take exit 71 for Riverside Avenue. Turn right onto W Etiwanda Avenue. Drive 0.2 mi. Turn left onto N Willow Avenue. Drive 0.8 mi. Destination is on the right.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-013-102

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

The subject property was established in 1901 and is approximately 10 acres. The subject property is bounded by N Willow Avenue to the east, Pacific Electric Railway to the south, Bud Bender Park to the west, and a residential community to the north. The subject property has a wrought iron fence on the east and west boundaries and a chain-link fence on the north and south boundaries of the subject property. The entrance to the cemetery is located on North Willow Avenue. A concrete driveway leads onto the subject property and makes an infinity symbol in the center of the parcel. The cemetery has four buildings located on the subject property. Throughout the lot, several different types of trees are scattered. Several trees border the wrought-iron and chain-link fence.

P3b. Resource Attributes: (List attributes and codes) HP40. Cemetery; HP29. Landscape Architecture

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of sign, located on the east portion of lot



View (Direction Facing): West
Date 10/8/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1901
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic newspapers.

***P7. Owner:** City of Rialto
150 S Palm Avenue
Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 7/18/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-013-102; MR #3** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-013-102

B2. Common Name: 200 N Willow Avenue/ Rialto Park Cemetery

B3. Original Use: Cemetery B4. Present Use: Cemetery

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The City of Rialto did not have the original building permits, rendering the original architect and builder unknown. A newspaper article noted that civil engineer Henry Milton Van Frank, a pioneer of the City of Rialto, helped plot out the land for the cemetery. In his obituary, it was noted that Henry Milton Van Frank was the Chief Engineer of the Semi-Tropic Land and Water company that helped start the City of Rialto. The obituary also noted that Henry Milton Van Frank was interred in the Rialto Park Cemetery, which was a "monument to his labors and untiring interest in the community's needs" (*The San Bernadino County Sun*, 1907). In 1905, a beautification plan was initiated in the cemetery according to a newspaper article. The article noted that "Rialto Park cemetery is being plowed and graded. One thousand eucalyptus trees are to be set throughout the cemetery and on the western border. The gate is being painted and the cemetery generally improved" (*Daily Times*, 1905). In 1917, the City of Rialto's mayor, C.E. Tibbot, appointed a committee to rearrange some of the lots (*The San Bernardino County Sun*, 1917). In 1952, a newspaper article noted that a proposal was submitted to the City of Rialto regarding building a mausoleum in the cemetery. However, as of 2025, there appears not to be a mausoleum in the Rialto cemetery. By 1968, one of the two buildings that are currently on the subject property was built according to historic aerials. In 1971, a building permit was issued to construct an office that became known as the "caretakers office." In 1979, Betty Taggart, the City Treasurer, initiated a fund to do routine maintenance on the cemetery. In 1986, another beautification project was initiated by a resident, Ralph Shue. Ralph Shue wanted to add a wrought iron fence and gate to the front of the cemetery bordering North Willow Avenue. At the time of this report, the wrought-iron fence had been installed on the subject property. He also wanted to add a block wall fence to the north and south sides of the cemetery, blocking the view of the Pacific Electric Railway and the residential area (*The San Bernardino County Sun*, 1986). As of 2025, the block wall fence had not been built along the Pacific Electric Railway (south) or the residential section (north) of the Rialto Park Cemetery. In building permits issued in 2017 it appears that the 1968 building is currently used as a storage building. In the historic aerials, it is located on the western portion of the property. A building permit was issued in 2009 to replace the roof of the buildings located on the subject property. Another building permit was issued in 2017 to install a subpanel at the cemetery storage building and conductors from the adobe building onto new subpanel. A 1979 newspaper photo shows a different sign for the Rialto cemetery. The sign was changed for the Rialto Park Cemetery between 1979 and 2007. Many of the trees appear to remain from the initial beautification initiatives in 1905.

The cemetery has four buildings located on the subject property. According to historic photographs, the storage building, located on the west portion of the lot, and the garage, located on the southwest portion of the lot, were built by 1968. The office located in the center of the Rialto Park Cemetery was built in 1971 according to building permits. The office building, constructed in 1971, has a rectangular plan and is approximately 400 square feet (sf). The building is surmounted by a gabled roof, clad in composition shingles. The office building is clad in concrete cinderblocks with vertical wood clapboard in the eaves of the east and west elevations. On the south elevation, the subject property has a solid metal door located on the east portion of the elevation and a rectangular window. The rectangular window has an A/C unit. The east elevation features one window and a rectangular gabled attic vent. The windows are all obscured by wrought iron grates. The storage building is obscured from the public right-of-way by a chain-link fence with a tarp. Visible from the public right-of-way shows that the storage building is rectangular in plan and is about 1,200 sf. The subject property is surmounted by a gabled roof, clad in composition shingles. The storage building is clad in concrete blocks with horizontal wood clapboard in the gables. Two roll-up doors are located on the east elevation. The garage is square in plan and is approximately 200 sf. The garage is surmounted by a flat roof, clad in composition shingles, while the garage is clad in concrete blocks. On the east elevation there is a roll-up garage door. Throughout the lot, several different types of trees are scattered. Several trees border the wrought-iron and chain-link fence.

BUILDING, STRUCTURE, AND OBJECT RECORD



Historic Aerial 1938
SOURCE: UC Santa Barbara



Historic Aerial 1968
SOURCE: UC Santa Barbara

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-013-102; MR #3 ***NRHP STATUS CODE:** 6Z



Rialto Cemetery, circa 1979
SOURCE: *San Bernardino County Sun*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A b. Builder N/A

***B10. Significance: Theme** Religion and Spirituality **Area** Rialto, CA

Period of Significance 1905-1974 **Property Types:** Cemetery

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership

In 1901, the Rialto Park Cemetery was established by twenty pioneers of the City of Rialto. Originally, the cemetery was funded by the residents of the City of Rialto through the Rialto Cemetery Association (*Daily Times*, 1901). According to the Rialto Record, the cemetery was "established and supported by those whose relatives or friends were buried there, and since that time the same method of support has been continued" (*Rialto Record*, 1916). In 1916, discussion started in the City of Rialto to take over the cemetery. A newspaper article reported that only 10 acres of land were currently being used as a cemetery, and the other 10 acres of land were found to be a valuable gravel pit. According to the article, the City of Rialto wanted to control the property due to the gravel pit. By September 1916, the cemetery had been signed over the City of Rialto to maintain. The City of Rialto has maintained ownership to the present day. Throughout the years, the cemetery was used for Memorial Day celebrations. According to a 1918 newspaper article, people honored the "graves of the soldiers who have passed away in the community were honored by the comrades whose memories ever revert to the days of the great battles of long ago" (*Rialto Record*). According to the record, the cemetery held Decoration Day every year and put flags, wreaths, and flowers on the graves of the soldiers who fought for the United States. Many people have been buried at the Rialto Park Cemetery. Research indicated that several of the early pioneers were interred in the Rialto Park Cemetery. In 1951, Kenneth Taylor Perkins, an author and a professor at Claremont College, was also interred in the Rialto Park Cemetery.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City in 1913 reference residential development proximal to the Pacific Electric Line. Research indicates that the subject property was built in proximity to the Pacific Electric, but the subject property was not directly related to the development of the Pacific Electric Line. Rather, it is associated with early-twentieth-century development of the City of Rialto, which preceded the arrival of the railroad lines that later became a central driving force of the City's development. The cemetery is the only cemetery in the City of Rialto and spans the existence of the City from the early 1900s to the present. Although the cemetery is important to the local community and residents of the City, the cemetery does not rise to a level of outstanding significance to the nation or state, and its local significance is not associated with events that have made a significant contribution to the broad patterns oof our history as a nation, or to California's history. Therefore, the subject property is ineligible under Criterion A/1.

City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders to the development of the nation or state. However, Kenneth Taylor Perkins, an author, screenwriter, and playwright, has been interred in the Rialto Park Cemetery. Other important figures, such as the Civil Engineer who designed the park, Henry Milton Van Frank, have also been interred at the subject property. However, the contributions to the nation and state made by these individuals do not rise to the level of significance for the National or California Register. Therefore, the subject property is ineligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property's one historic building is a common example of a Vernacular-style building, and it is not the work of a master. Therefore, it is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connected Rialto Park Cemetery with the history of the City of Rialto or with persons significant to the development of the city. The Rialto Cemetery Park was developed by Henry Milton Van Frank, who was noted as one of the pioneers of the City of Rialto. However, although the Rialto Cemetery Park is the only cemetery in Rialto proper, another cemetery located on the outskirts of the City of Rialto known as Agua Mansa Pioneer Cemetery in Colton, has been a noted landmark in the area. Research did not indicate that any documented historical event happened on the subject property or that the subject property is strongly identified with person or persons who significantly contributed to the culture, history, or development of the City of Rialto. Furthermore, the Rialto Historical Society did not note this property as a local landmark in the area. Therefore, the subject property is ineligible under Criterion 1/2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of Vernacular-style buildings and do not embody a unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. Furthermore, the buildings are not a particularly good example of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criterion 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Brooks, Richard. 11 October 1990. "Rialto Church Plans Centennial Observance." *The San Bernardino County Sun.* P. 39.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Times-Index (San Bernardino). 25 March 1905. "One Thousand Trees." P. 6.

Daily Times-Index (San Bernardino). 21 December 1901. P. 5.

Find a Grave. "Kenneth Taylor Perkins." Accessed August 2025. Available at: https://www.findagrave.com/memorial/21059567/kenneth-taylor-perkins

Fitzsimmons, Pamela. "He has High Hopes to improve cemetery." 22 April 1986. P. 19.

Haite, Elaine. "Buried like You're Married." *The Sand Bernardino County Sun.* 18 February 1979. P. 17.

Los Angeles Herald. 22 September 1905. "Fruit Circles Much Agitated: San Bernardino Exchange Loses Membership." P. 5.

The San Bernardino County Sun. "Rialto: Community Mourns a Friend." 21 April 1907, P. 7.

San Bernardino News. "Rialto Cemetery May be Taken by City Trustees: Plan to Have Burial Place Transferred by Park Association. " 10 August 1916. P. 4.

Murphy, Mike. "War dead honored at services." *The San Bernardino County Sun*. 1 June 1976, P. 23.

Rialto Record. "Cemetery Bords Sells Roadway." 28 April 1916, P. 8.

Rialto Record. 16 April 1915, P. 1.

Rialto Record. "Memorial Day Celebrated." 31 May 1918, P. 1.

Rialto Record. "City may take Cemetery Property." 11 August 1916, P. 1.

Rialto Record. "Memorial Day Service set at Rialto Cemetery." 28 May 1959, P. 1.

Rialto Record. "Memorial Day is Reverently Kept by Rialto People." 6 June 1930. P. 8.

Rialto Record. "Notice of Public Work." 31 January 1930, P. 7.

Rialto Record. 19 September 1952. "Propose to Build Mausoleum in Rialto Cemetery." P. 3.

The Daily Report. "City Owned Grave Yard for Rialto." 24 August 1916, P. 2.

The Evening Index. "Trustees of Rialto to Convene: Cemetery taken over by City; Other News Notes of Local Interest." 5 September 1916, P. 4.

The San Bernardino County Sun. "Magazine Review in Woman's Club: City Trustees Talk over Pertinent Matters in Regular Session." 8 February 1917, P. 7.

The San Bernardino County Sun. "Rialto Colony Menaced by Fierce Brush Fire: Cemetery is completely burned over. School House narrowly escapes." 21 September 1905. P. 2.

The San Bernardino County Sun. "Benefit for Red Cross is Red Cross is Tonight: Woman's Club will Raise Funds for Work; City Council in Meeting." 5 April 1917, P. 7.

The San Bernardino County Sun. "City Assumes Full Care of Burial Place: Rialto Cemetery is Taken Over by Trustees for Better Protection." 9 August 1917, P. 4.

The San Bernardino County Sun. "Cemeteries of the City are A-Bloom: Graves Strewn with Flowers in Remembrance of the Heroic Deeds." 31 May 1912, P. 7.

The San Bernardino County Sun. "Herbert I. Van Frank, Pioneer Resident of Rialto, Succumbs." 17 October 1951, P. 18.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 07/18/2025

(This space reserved for official comments).



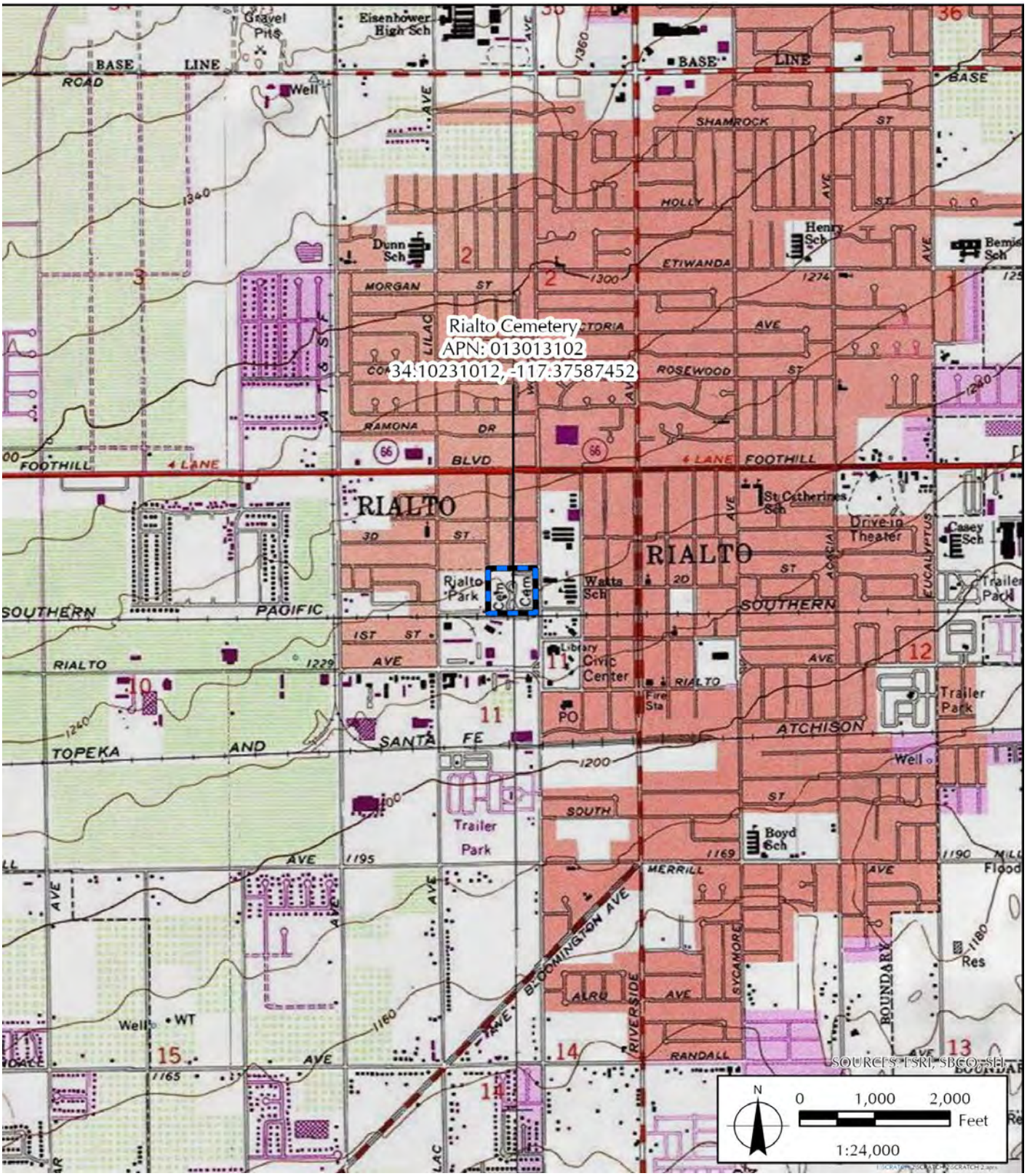
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-013-102; MR #3**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #	P-36-01759; P-36-017595
DEPARTMENT OF PARKS AND RECREATION	HRI #	
PRIMARY RECORD	Trinomial	
	NRHP Status Code	7N
	Other Listings Review Code	Reviewer Date

 ***Resource Name or # (Assigned by recorder): APN# 013-016-106; MR #4**

P1. Other Identifier: 125 N Riverside Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 125 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465580.1 mE/ 3773519.4 mN

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

From Interstate 210 East, take Exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Stay on N Riverside Avenue that turns slightly right and becomes N Riverside Avenue. Drive 0.8 mile, then make a U-turn at W 1st Street. Subject property is on the right.

Elevation: 1236 feet above mean sea level Parcel #(s): 013-016-106

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

125 N Riverside Avenue has three buildings on the subject parcel. There are two Craftsman-style buildings located on the west portion of the elevation and one Craftsman-style building located on the center portion of the parcel. Another Craftsman-style building located on the east portion spans two APNs, the subject property APN and 129 N Riverside APN 013-016-107. The two single-family residences located on the west portion are clad in horizontal clapboard. The two buildings are surmounted by a gabled roof, clad in composition shingles. The primary/west elevation of both buildings include an entrance located in the center of the elevation surmounted by a gabled roof with extended wood lentils with eave overhangs and exposed rafters. Two simple wood posts and two decorative brackets support the gabled roof. The two buildings have three vinyl single-hung windows located on the north portion of the elevation and two single-hung vinyl windows located on the south portion of the elevation. One cement step leads up to the subject property.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Elevation



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1919

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor.

***P7. Owner:** Leung Family
1605 S Fremont Avenue
Alhambra, CA, 91803

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 8/22/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-016-106

B2. Common Name: 125 N Riverside Avenue

B3. Original Use: Rental property B4. Present Use: Rental Property

***B5. Architectural Style: Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations):
According to research, the subject property was a Sears and Roebuck Co. kit house, which was a house type significant from 1908 to 1942. The Sears catalog offered more than 370 designs in a wide range of architectural styles. Figures 1 and 2 show some of the designs that are similar to the subject property. The kit was shipped via the railroad and then generally was put together by the owner or local construction workers. The first building permit for the subject property was in 1991 with a building permit to replace the roof on all the buildings on the subject property.

The Sanborn Fire Insurance maps noted that the subject property address was 127 and 129 N Riverside Avenue. According to Sanborn Fire Insurance maps, the two buildings located on the west portion of the parcel have retained their footprint and porch. The buildings located at the rear/east portion of the parcel appear to have been demolished (Figure 3). A 1938 historic aerial shows that the two buildings in the center portion of the elevation had already been demolished, and a new building had been added to the parcel (Figure 4). Furthermore, a tree obscured the rear portion of the elevation making it difficult to determine if the rear/east portion of the parcel had a building. However, by 1952, the third building located on the east portion spanning two parcels was built (Figure 5). Google Street view shows that the original wood front door with large single-lite fixed windows were replaced between 2011 and 2012. According to Google Street views, between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property.

The north elevation features three groupings of windows for both buildings. The east portion of the elevation features a rectangular vinyl single-hung window with wood surround. The middle portion of the elevation features a pair of vinyl single-hung windows with wood surround. The west portion of the elevation features a grouping of three single-hung windows with wood surround. The rear/east elevation features a rear entrance located on the south portion of the elevation. Three cement steps lead up to the wood door. One single-hung vinyl window is located to the south of the door with wood surround. The north portion of the elevation appears to have at least one vinyl sliding window. The south elevation features four groupings of windows. The west portion of the elevation features a pair of single-hung vinyl windows with wood surround. To the east of the two single-hung vinyl windows is one rectangular sliding vinyl window. In the center portion of the elevation features a pair of single-hung vinyl windows with wood surround. The east portion of the elevation features a pair of sliding windows with wood surround.

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-016-106; MR #4 *NRHP STATUS CODE: 5S2; 6U**



Figure 1. Honor Bilt Modern Homes Catalog



Figure 2. Honor Bilt Modern Homes Catalog

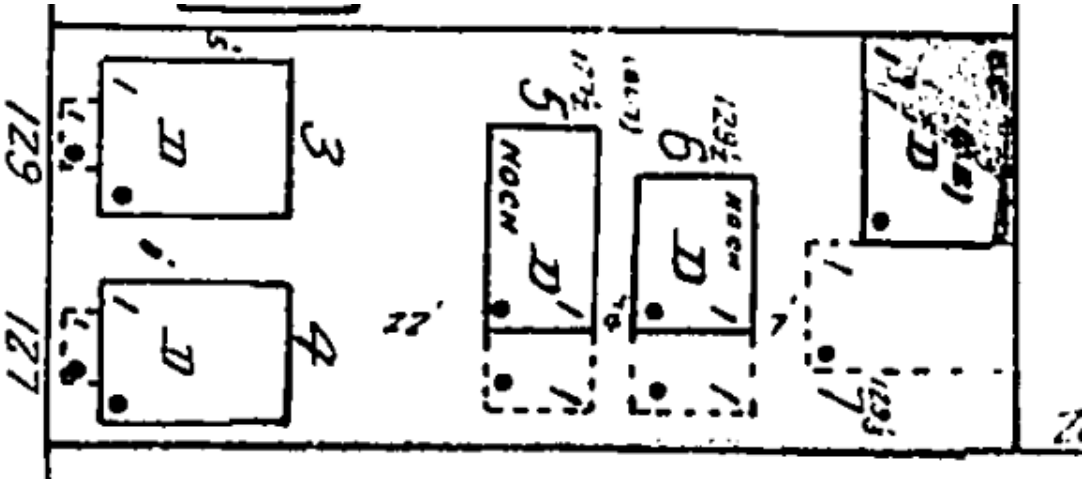


Figure 3: October 1929-June 1932 Sanborn Fire Insurance maps



Figure 4: 1938 Historic Aerial



Figure 5: 1952 Historic Aerials

127 ½ Riverside Avenue

The third building on the subject parcel, located at the center portion of the elevation, features a building with a rectangular footprint. The single-family residence is surmounted by a gabled roof, clad in composition shingles. The residence is clad in horizontal clapboard. The primary/south elevation features an entrance in the center of the elevation with wood surround. The entrance is surmounted by a gabled roof over a partial width porch. A grouping of three single-hung windows is located west of the entrance, and a grouping of three single-hung windows are located east of the entrance. All the windows are trimmed in vinyl. The west elevation features three groupings of windows. The north portion of the elevation features one sliding vinyl window with wood surround. The center portion of the elevation features a pair of single-hung vinyl windows with wood surround. The south portion of the elevation features a grouping of three vinyl single-hung windows with wood surround. The rear/north elevation and the east elevation were not photographed.

Another building spanning two parcels is located on east portion of both parcels. The single-family residence is surmounted by a cross-gabled roof with a shed roof extension on the south elevation, clad in composition shingles. The residence is clad in stucco. The chimney pierces the south elevation. The primary/west elevation and the south elevation were not visible from the public right-of-way. The east elevation features a window on the south portion of the elevation. The window is obscured by window security bar. The window has wood surround. The center portion of the elevation features a rectangular window that is also obscured by window security bar. The other window located on the center portion of the elevation features what appears to be a rectangular awning window. The north portion of the elevation features a pair of double-hung windows. The north elevation features just an attic vent in the gables.



View of Third Residence (127 ½ Riverside Avenue)
SOURCE: *Sapphos Environmental, Inc.*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: N/A b. Builder N/A

*B10. Significance: Theme Residential Development Area Rialto, CA

Period of Significance 1919-1974 Property Types: Sears and Roebuck Co.

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the PE, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Ownership

The subject property, most likely built in the response to the arrival of the Pacific Electric railroad in the City of Rialto, was known as Rose Court. The Rose Court was owned by Mrs. Lena Pearl Smith and, later, the Bunting family. Mrs. Lena Pearl Smith owned the subject property until her death in 1940. She gave the Rose Court apartments to her daughter, Mrs. M. Helen Bunting. Mrs. Lena Pearl Smith was an active member of the community and served on the local election boards while also managing the rental properties. She also ran for City Council, but it is unclear if she was elected. Helen Bunting, born at the subject property in 1914, owned the Rose Court until 2003. She was married to Melvin H Bunting, who owned and operated the San Bernardino and Rialto Bus Line for many years for Rialto students heading to San Bernardino High School. He also served as a Volunteer Fireman and served on the Rialto City Council, and was a City Water Commissioner.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural development. Real estate advertisements specific to the City between 1913 and later reference residential development in proximity to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and was likely associated with residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot situated across from the subject property on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway, Pacific Electric Depot, and associated residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears, Roebuck, Co catalog and delivered via the railroad. However, despite the strong connection to the railway, the bungalow style homes on the subject property are common across the United States, and therefore the subject property itself does not rise to the level of having made a significant

contribution to the broad patterns of national or state history. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or local. The residence was owned by the Smith and Bunting family from 1919 to 2003. According to historic newspaper articles, Pearl Smith ran for City Council; however, research could not determine if she served on the City Council. Therefore, no evidence was discovered of the Smith or Bunting families' lasting contributions to the city of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible under Criterion B/2.

Properties may be eligible for the National and California Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject property has had several character-defining features such as gabled roof, partial-width porch, wood columns supporting the porch, and triangular knee braces. Despite these character-defining features, the subject property is a modest and modified example of Craftsman-style building. Between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property. Other modifications include the replacement of the original door. Since it was a Sears and Roebuck Co. catalog house, it also lacks distinction. Therefore, under Criterion C/3, the property is ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the City's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck Co. catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and national patterns of residential development. Both the association of the subject property with Sears and Roebuck Co. mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway, Pacific Electric Depot, and associated residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck Co. catalog and delivered via the railroad. The subject property thus exhibits character, interest, and value as part of the development, heritage, or cultural characteristics of the City of Rialto. Therefore, the subject property is eligible under Criterion 1.

No evidence was discovered to suggest the subject property was the site of a documented historic event. No evidence was discovered that strongly identifies a person who significantly contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of mass-produced Craftsman-style buildings and do not embody unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject buildings have had several character-defining features such as gabled roofs, partial-width porches, wood columns supporting the porches, and triangular knee braces. Despite these character-defining features, the subject buildings are modest and modified examples of the Craftsman-style building. Furthermore, the buildings are not particularly good examples of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto. Issued 27 September 1991. Permit No. 91002031.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938 and 1952. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. "125 N Riverside Avenue, Rialto." Accessed February 2025. Available at: https://www.google.com/maps/place/125+N+Riverside+Ave,+Rialto,+CA+92376/@34.1016836,-117.3726266,16z/data=!4m6!3m5!1s0x80c34d6685d1f405:0x54318ceb83c28bd9!8m2!3d34.1015378!4d-117.3700745!16s%2Fg%2F11c4fx2c4p?entry=ttu&g_ep=EgoyMDI1MDQwOC4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. Available at: https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman" in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-581.

NeighborWho. n.d. Property search report for 125 N Riverside Avenue, Rialto, CA. Accessed April 2025. Available at: https://neighborwho.com/

Rialto Record. "Pearl Smith is Candidate for City Clerk." 06 April 1928, P. 5.

Rialto Record. "Rose Court Now Being Improved with New Paint." 8 April 1938, P. 1.

Rialto Record. "Mrs. Pearl Smith Dies; Ill Long Time." 8 November 1940, P. 1.

San Bernardino County Office of the Assessor. "125 N Riverside Avenue." Accessed April 2025. Available at: https://arcpropertyinfo.sbcounty.gov/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. Available at: https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

B13: Remarks: According to BERD, the subject property was evaluated in 1997 with status code 7N: Needs to be reevaluated – formerly coded as may become National Register eligible with specific conditions (7N, 4/22/1997, 2376-0061-0000; 2376-0062-0000).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-016-106; MR #4 ***NRHP STATUS CODE:** 5S2; 6U

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 10/22/2025

(This space reserved for official comments).



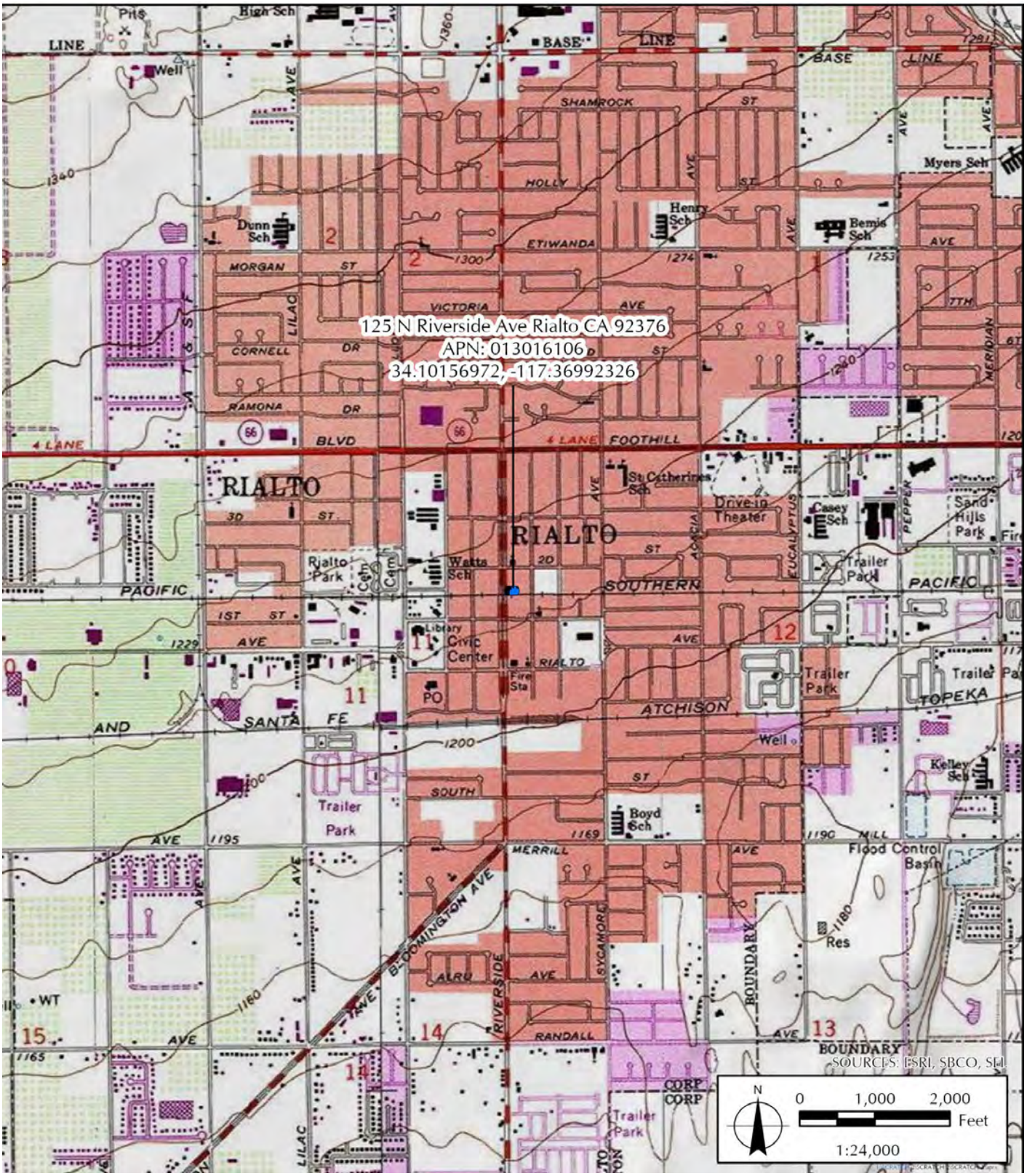
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-106; MR #4**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #	P-36-017595; P-36-017597
DEPARTMENT OF PARKS AND RECREATION	HRI #	
PRIMARY RECORD	Trinomial	
	NRHP Status Code	7N
	Other Listings Review Code	Reviewer Date

P1. Other Identifier: 129 N Riverside Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 129 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465867.2 mE/ 3773492.3 mN

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

From Interstate-210 East take Exit 71 for Riverside Avenue. Turn right onto N Riverside Ave. Drive for 1.6 mi. N Riverside Ave turns slightly right and become N Riverside Ave. Drive 0.8 mi. Make a U-turn at W 1st Street. Destination is on the right.

Elevation: 1234 feet above mean sea level Parcel #(s): 013-016-107

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries). 129 N Riverside Avenue has three buildings on the subject parcel. There are two Craftsman-style buildings located on the west portion of the elevation and one building located on the east portion of the parcel. Another building located on the southeast portion spans two APNs: the subject property, APN 013-016-106, and 125 N Riverside. The two single-family residences located on the west portion are clad in horizontal clapboard. The two buildings are surmounted by a clipped, gabled roof, clad in composition shingles. Both buildings have a secondary, extending clipped gabled roof plane, causing the primary elevation to have two planes, with the north and south portion of the elevation more recessed than the center portion. Each of the buildings on the subject property is clad in horizontal wood clapboard and has a brick chimney that pierces the center portion of the north elevation. Both Craftsman-style buildings have identical configuration. The two Craftsman-style buildings located on the primary/west elevation have an entrance located at the center of the elevation. A concrete walkway leads to both buildings. The entrance has a door obscured by a metal screen door. On either side of the entrance in the center portion of the elevation are two vinyl single-hung windows. The north portion and south portion of the elevation features another vinyl single-hung window. The primary/west elevation also features a decorative attic vent in the gables.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Elevation



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1920

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor.

***P7. Owner:** Leung Family
1605 S Fremont Avenue
Alhambra, CA 91803

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 10/22/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-016-107
B2. Common Name: 129 N Riverside Avenue
B3. Original Use: Residential Rental Property B4. Present Use: Residential Rental Property
***B5. Architectural Style: Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
According to research, the subject property was a Sears and Roebuck Co. kit house, which was a house type significant from 1908 to 1942. The Sears catalog offered more than 370 designs in a wide range of architectural styles. Figures 1 and 2 show some of the designs that are similar to the subject property. The kit was shipped via the railroad and then generally was put together by the owner or local construction workers.

The Sanborn Fire Insurance maps noted that the subject property address was 133 and 131 N Riverside Avenue. According to Sanborn Fire Insurance maps, the two buildings located on the west portion of the parcel have retained their footprint. However, according to Google Street views, the partial-width porch was enclosed with single-hung vinyl windows between March 2019 and February 2021. The buildings located at the rear/east portion of the parcel appear to have been demolished (Figure 3). By 1952, historic aerials show the third building located on the southeast portion spanning two parcels was built. According to Google Street views, between March 2019 and February 2021, the double-hung wood windows were replaced with vinyl single-hung windows for all the buildings on the subject property.

The north elevation features three planes, with the west portion more recessed than the center portion and the east portion of the elevation. The east portion of the elevation features three single-hung vinyl windows with prominent wood surround. The center portion of the elevation features two single-hung vinyl windows. The west portion of the elevation features a grouping of three vinyl single-hung windows with prominent wood surround. The rear/east portion of the elevation featured two planes, with the south portion of the elevation more recessed than the north portion of the elevation. Another secondary clipped gabled roof plane causes the two planes on the rear elevation. The south portion of the elevation features one A/C unit with prominent wood surround. The north portion of the elevation features a large sliding vinyl window to the left (south) of the simple wood door with prominent wood surround. Two concrete steps lead up to the back door. The south elevation features two planes, with the west portion more recessed than the east portion. The west portion of the elevation features a grouping of three vinyl single-hung windows with prominent wood surround. The east portion of the elevation features a wall A/C unit with prominent wood surround. The center portion of the east portion of the elevation features two single-hung vinyl windows with prominent wood surround. To the east of the two-vinyl single-hung windows is a grouping of three single-hung vinyl windows.

BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 1. Honor Bilt Modern Homes Catalog



Figure 2. Honor Bilt Modern Homes Catalog

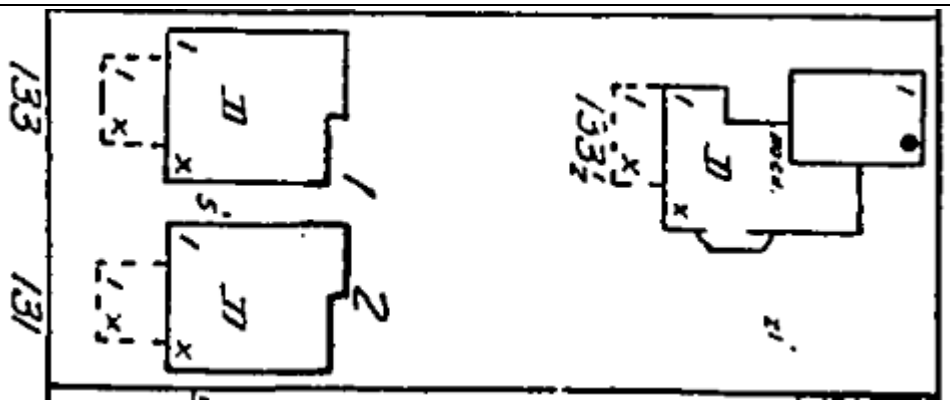


Figure 3: October 1929-June 1932 Sanborn Fire Insurance maps

127 ½ N Riverside Avenue

Another building spanning two parcels is located on east portion of both parcels. The single-family residence is surmounted by a cross-gabled roof with a shed roof extension on the south elevation, clad in composition shingles. The residence is clad in stucco. The chimney pierces the south elevation. The primary/west elevation and the south elevation were not visible from the public right-of-way. The east elevation features a window on the south portion of the elevation. The window is obscured by window security bar. The window has prominent wood surround. The center portion of the elevation features a rectangular window that is also obscured by window security bar. The other window located on the center portion of the elevation features a rectangular awning window. The north portion of the elevation features a pair of double-hung windows. The north elevation features just an attic vent in the gables. The shed located on the east portion of the parcel is surmounted by a shed roof, clad in composition shingles. The shed is clad in horizontal clapboard. A simple wood door is located on the south elevation. On each corner of each elevation features a rectangular bracket. Another simple wood door is located on the north elevation with prominent wood surround. The other elevation was not visible from the public right-of-way.

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8.** **Related Features:** None

B9a. Architect: N/A b. Builder Sears and Roebuck Co.

***B10.** **Significance:** **Theme** Residential Development **Area** Rialto, CA

Period of Significance 1919-1974 **Property Types:** Residence

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the PE, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Ownership

The subject property was known as Rose Court. The Rose Court was owned by Mrs. Lena Pearl Smith and later, the Bunting family. Mrs. Lena Pearl Smith owned the subject property until her death in 1940. She gave the Rose Court apartments to her daughter, Mrs. M. Helen Bunting. Mrs. Lena Pearl Smith was an active member of the community and served on the local election boards while also managing the rental properties. She also ran for City Council, but it is unclear if she was elected. Helen Bunting, born at the subject property in 1914, owned the Rose Court until 2003. She was married to Melvin H Bunting, who owned and operated the San Bernardino and Rialto Bus Line for many years for Rialto students heading to San Bernardino High School. He also served as a Volunteer Fireman and served on the Rialto City Council, and was a City Water Commissioner.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural development. Real estate advertisements specific to the City between 1913 and later reference residential development in proximity to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and was likely associated with residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot situated across from the subject property on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway and Pacific Electric Depot, connect it to the residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck, Co catalog and delivered via the railroad. However, despite the strong connection to the railway, the bungalow style homes on the subject property are common across the United States, and therefore the subject property itself does not rise to the level of having made a significant contribution to the broad patterns of national or state history. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or local. The residence was owned by the Smith and Bunting family from 1919 to 2003. According to historic newspaper articles, Pearl Smith ran for City Council; however, research could not determine if she served on the City Council. Therefore, no evidence was discovered of the Smith or Bunting families' lasting contributions to the city of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible under Criterion B/2.

Properties may be eligible for the National and California Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Co. catalog. The subject property has had several character-defining features such as gabled roof, partial-width porch, wood columns supporting the porch, and triangular knee braces. Despite these character-defining features, the subject property is a modest and modified example of Craftsman-style building. Between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations

from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property. Other modifications include the replacement of the original door. Since it was a Sears and Roebuck Co. catalog house it also lacks distinction. Therefore, under Criterion C/3, the property is ineligible as it lacks architectural distinction, and it is not the work of a master.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes ten criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in near proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs likely circulated between 1915 and 1920 establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with

Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway and Pacific Electric Depot, connect it to the residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck Co catalog and delivered via the railroad. The subject property thus exhibits character, interest, and value as part of the development, heritage, or cultural characteristics of the City of Rialto. Therefore, the subject property is eligible under Criterion 1.

No evidence was discovered to suggest the subject property was the site of a documented historic event. No evidence was discovered that strongly identifies a person who significantly contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of mass-produced Craftsman-style buildings and do not embody unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject buildings have had several character-defining features such as gabled roofs, partial-width porches, wood columns supporting the porches, and triangular knee braces. Despite these character-defining features, the subject buildings are modest and modified examples of the Craftsman-style building. Furthermore, the buildings are not particularly good examples of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. "129 N Riverside Avenue, Rialto." Accessed February 2025. Available at: https://www.google.com/maps/

Historical Society. "Rialto-A Short History." Accessed February 2025. Available at: https://www.rialtohs.org/history

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. Available at: https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman" in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-581.

Rialto Record. "Pearl Smith is Candidate for City Clerk." 06 April 1928, P. 5.

Rialto Record. "Rose Court Now Being Improved with New Paint." 8 April 1938, P. 1.

Rialto Record. "Mrs. Pearl Smith Dies; Ill Long Time." 8 November 1940, P. 1.

San Bernardino County Office of the Assessor. "129 N Riverside Avenue." Accessed April 2025. Available at: https://arcpropertyinfo.sbcounty.gov/

Sears, Roebuck and Co. *Honor Bilt Modern Homes.* Clatsop Community College Dora Baddollet Library Archive. 1918. Accessed on April 10, 2025. Available at: https://archive.org/details/honorbilt.modernhomes.sears.1918/page/40/mode/2up

The San Bernardino County Sun. 11 July 1991, P. 20.

The San Bernardino County Sun. "Record Cited by Candidate: Platform in Rialto." 19 March 1950, P. 14.

B13: Remarks: According to BERD, the subject property was evaluated in 1997 with status code 7N: Needs to be reevaluated – formerly coded as may become NR eligible with specific conditions (7N, 4/22/1997, 2376-0063-0000; 2376-0064-0000).

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 10/22/2025

(This space reserved for official comments).



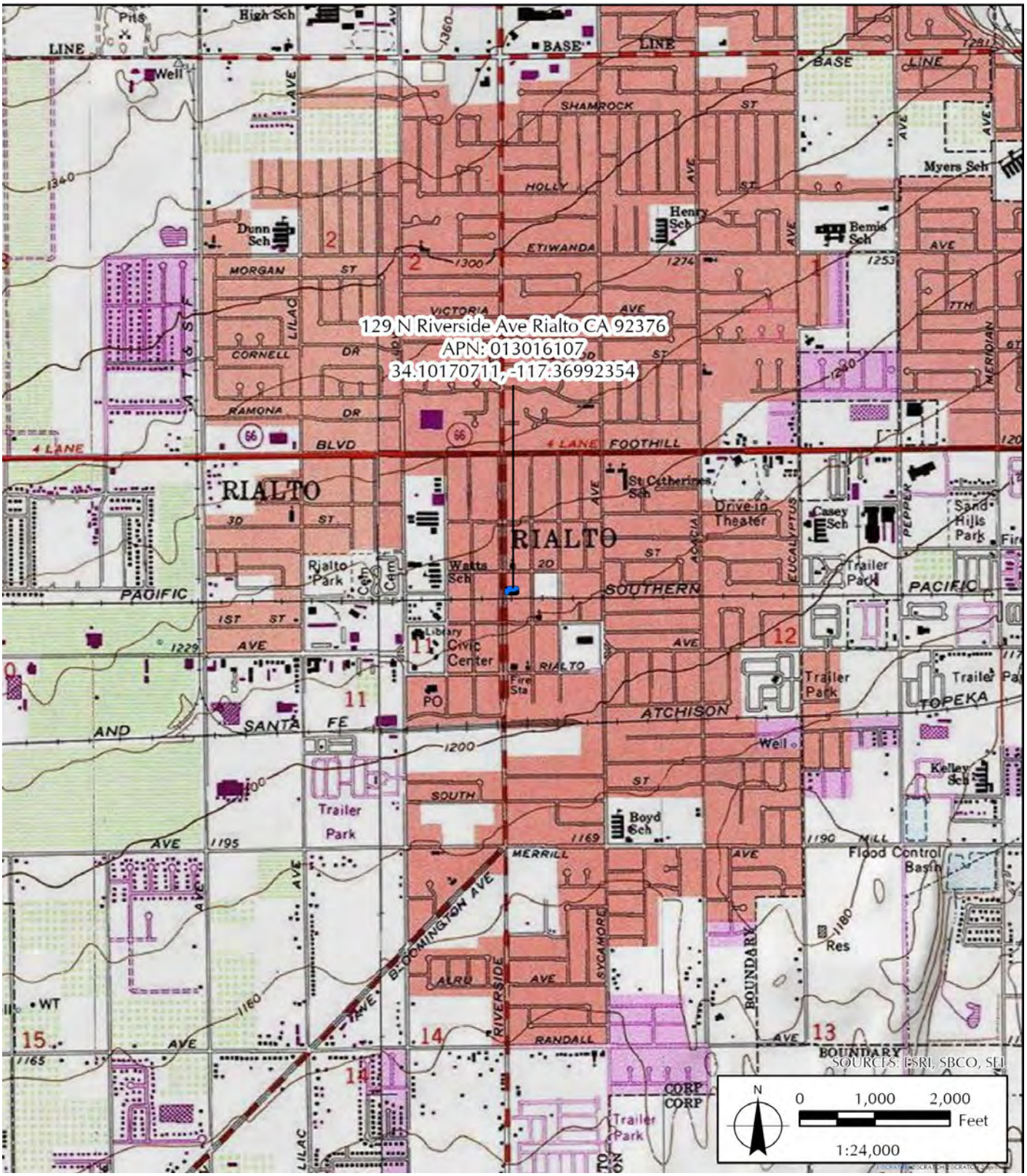
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-107; MR #5**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



P1. Other Identifier: 235 N Lilac Avenue/Lilac Park/ Bud Bender Park

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SE ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 235 N Lilac Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465118.4 mE/ 3773572.1 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 East, take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left on N Fitzgerald Avenue. Turn left onto W Baseline Road. Turn right onto N Lilac Avenue. Destination is on the left.
Elevation: 1,241 feet above mean sea level Parcel #(s): 013-013-101

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 10-acre subject property known as Bud Bender Park was originally constructed between 1948 and 1959, dedicated in 1961 as Lilac Park, and rededicated in 1996 in honor of Bud Bender and his dedication to youth sports. The park includes two baseball fields, a bathroom/ snack shack, a gazebo, playground equipment, and a Vernacular-style storage building.

P3b. Resource Attributes: (List attributes and codes) HP31. Urban Open Space; HP29. Landscape Architecture

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of sign, located on west portion of parcel



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1948-1959
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic aerial photographs.
***P7. Owner:** City of Rialto
Address 150 S Palm Avenue
City, State, Zip Rialto, CA 92377
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 4/22/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** ***NRHP STATUS CODE: 6Z**
Bud Bender Park/Lilac Park; MR #6

B1. Historic Name: Bud Bender Park/ Lilac Park

B2. Common Name: 235 N Lilac Avenue

B3. Original Use: Park B4. Present Use: Park

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The City of Rialto did not have the original building permits for the subject property, and Sanborn fire insurance maps were not available, rendering the original architect and builder unknown. Between 1948 and 1959, historic aerials show that two baseball fields existed at the subject property, and a rectangular building was located on the northwest corner of the parcel that now is a storage building. The baseball diamonds are located on the northwest and the southeast in the historic aerials. By 1968, a paved parking lot was located on the northwest corner of the parcel. Two buildings appeared to be present in the northwest corner in 1968, which may have been the bathrooms and a snack shack. In 1976, a historic newspaper discussed the need to replace the existing bathrooms at Bud Bender Park (*The San Bernardino County Sun*, June 1976).

Building permits state that in 1980, a 6-foot wall that was 22 feet long was installed in front of the bathroom doors. Also, in 1980, an addition was added to the snack shack and bathroom building of 240 square feet. Another permit from 1980 replaced the existing bleachers with three sets of bleachers. According to building permits, in 1991, a picnic shelter gazebo was installed in the park. In 1996, a septic tank and a seepage pit were installed in the park, replacing the old septic tank. Between 2014 and 2016, the playground equipment was added to the subject property. A building permit from 2016 states that the lights were changed in the park. According to historic aerials, between 2016 and 2018 the northwest diamond changed location and direction. Historic aerials also show that a new bathroom/snack shack was built between 2016 and 2018.

The baseball fields located in the northwest and the southeast portion of the parcel were constructed between 1948 and 1959. Both baseball fields have metal bleachers that surround the baseball field and are surrounded by a chain-link fence. The baseball field on the southeast corner still has retained a wood scoreboard that was built at an unknown date. The Vernacular-style storage building located on the northwest corner of the lot is surmounted by a gabled roof, clad in composition shingles, and was constructed between 1948 and 1959. The building is clad in concrete cinderblocks, and each elevation features a metal door. The playground is located south of the storage building. The bathroom/snack shack located south of the northwest baseball field is surmounted by a gabled roof and clad in concrete tiles. The snack shack was constructed between 2016 and 2018. The building is clad in stucco and arroyo stone. The west elevation features two planes with the south plane more recessed than the north plane. On the west elevation, there are three windows that are obscured by metal shutters and a metal door located on the north portion. The north elevation could not be seen from the public right-of-way. The east elevation features two planes with the south plane more recessed than the north plane. The east elevation features a roll-up metal door on the north portion of the elevation and two metal shutters on the south portion. The south elevation features two-bathroom doors located on the west and east portion of the elevation. In between, the two bathroom doors are a recessed archway with two water foundations. The water foundations backdrop features decorative tile. The gazebo is located on the south portion of the parcel and features a hexagon shape that was constructed in 1991. The gazebo is surmounted by a hipped roof, clad in metal. The gazebo is supported by six metal poles. Under the gazebo are several metal picnic tables. The south portion of the parcel abuts the Pacific Electric Railway right-of-way.

BUILDING, STRUCTURE, AND OBJECT RECORD

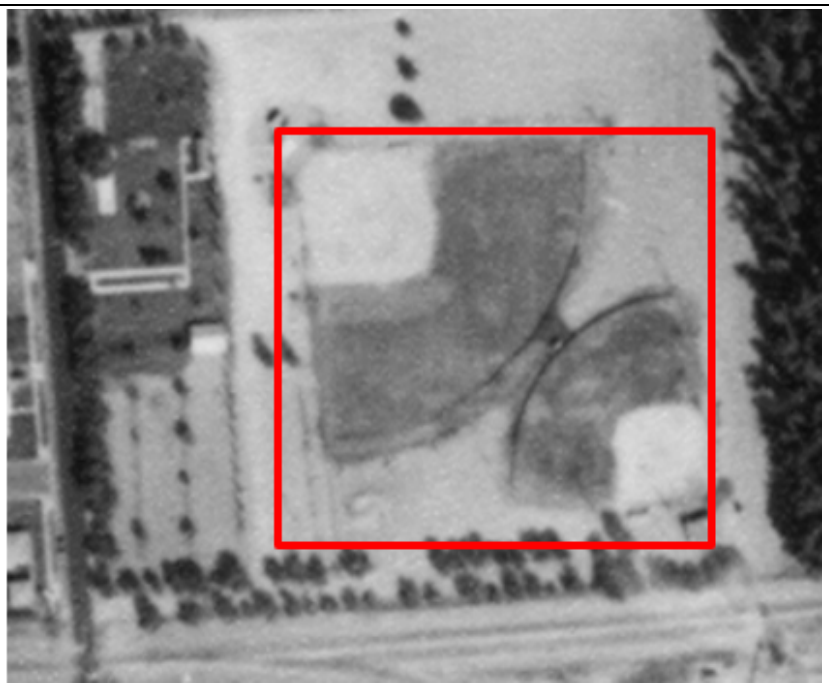


Figure 1: Historic Aerials 1959
Source: *UCSB Library: FrameFinder*



Figure 2: Historic Aerials 1968
Source: *UCSB Library: FrameFinder*

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** ***NRHP STATUS CODE: 6Z**
Bud Bender Park/Lilac Park; MR #6

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None

B9a. Architect: N/A b. Builder N/A

***B10. Significance: Theme** Parks and Recreation Development **Area** Rialto, CA

Period of Significance Post-World War II **Property Types:** Park

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Ownership History

Bud Bender Park, originally named Lilac Park, was built between 1948 and 1959, with two baseball fields. In 1963, the oldest structure in San Bernardino County, the adobe house, was added to Lilac Park (*Rialto Record*). According to historic newspapers, the adobe house was located at the subject property from 1963 to 1984 and was then moved to its current location in the Rialto Cemetery (*The San Bernardino County Sun*, December 1984). Bud Bender Park was used for a variety of different community events throughout the years. For instance, several advertisements in the newspapers show that a barbeque was held during Rialto Days in Bud Bender Park. Another newspaper article states that in 1980, the park was used for an unemployment march (*San Bernardino County Sun*). According to historic newspapers, the subject property had, at one point, three fields for Western Little League and Pony League. Harold Bender, known as Bud Bender, contributed to the Little League by serving as coach from 1962 to the early 2000s. To honor his contribution to Little League, the City of Rialto renamed the park from Lilac Park to Bud Bender Park in 1996. According to sources, Bud Bender served as president, vice president, and board member of the Rialto Western League for almost 40 years. Furthermore, he served as vice chairman of the Rialto Parks and Recreation Commission.



Figure 3: Rialto Days Barbeque
Source: *Bloomington News*

Context

Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development

industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property is representative of the early development of Parks and Recreation in the City of Rialto and is related to population expansion and residential development of the City during the post–World War II era. However, the baseball fields have been replaced and reconfigured, and the original buildings have also been replaced. Research indicates that the subject property was built in proximity to the Pacific Electric, but the subject property was not directly related to the later stages of Pacific Electric Line use in the City. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify subject property owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation or state. However, historical newspaper articles and other sources identify a person who was important to the development of the Little League in the park at a local level. Harold Bender, known as "Bud" Bender, served as a Little League coach from 1962 to the early 2000s. He coached baseball and softball to over 300 children a year at Lilac Park (Bud Bender Park). He also contributed to the subject property's development by serving as vice chairman of the Rialto Parks and Recreation Commission. The City of Rialto honored him in 1996 by renaming Lilac Park to Bud Bender Park. In 2016, they rededicated the park after remodeling the park. Bud Bender's contributions to the park development and the Little League are significant at the local level. Other newspaper articles indicate that the park was used in other social and political events other than baseball such as the Rialto Days Barbeques and an unemployment march. However, newspaper articles do not indicate that any of these events contributed to national, state or local history. Therefore, the subject property has an association to persons whose activities made demonstrable contributions to the local history of the City of Rialto and is therefore eligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property's one historic building is a common example of a Vernacular-style building with no remarkable character-defining features, and it is not the work of a master. Therefore, it is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44–45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. *Location is the place where the historic property was constructed or the place where the historic event occurred.*

2. *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*

3. *Setting is the physical environment of a historic property.*

4. *Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.*

5. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

6. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

7. *Association is the direct link between an important historic event or person and a historic property.*

The subject property is in the same location of original construction and where the historic event of Harold "Bud" Bender's influential role as vice chairman of the Rialto Parks and Recreation Commission and many years of service in the Little League. Therefore, there remains a strong association of the subject property to Bender's historical presence and many contributions to the community via his service in the Little League, which occurred at the subject property, and the Park has been rededicated and renamed to honor that presence. However, the historic plan, form, and use of space at the subject property have been significantly altered over time, and the physical orientation of the baseball fields in particular have been altered. In addition, the setting has changed as the neighborhood surrounding the subject property has developed since the park's inception in the late 1950s. The materials and physical evidence of workmanship have also been updated, affecting the subject property's feeling that reflects its period of significance during the post-WWII era. Therefore, the subject property is recommended as ineligible for listing in the NRHP and CRHR.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes ten criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

Evidence was discovered connecting Harold "Bud" Bender Park with the history of the City of Rialto or with persons significant to the development of the city. The park was renamed in honor of Bud Bender, who dedicated his life to youth sports from 1965 to the early 2000s. He was also a commissioner of Parks and Recreation and oversaw all the parks in Rialto. He was a significant person culturally through the development of the Little League baseball program at Bud Bender Park. However, the baseball fields have been redesigned and repositioned between 2016 and 2018. The subject property was used in a variety of different events, including Rialto Days barbeques and a march for unemployment that started and ended in the park. However, these events were only mentioned briefly in historic sources. Therefore, the subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Research indicates that only one of the buildings, currently used as a storage building, appears to be over 50 years old. However, the building is a common example of a Vernacular-style building. The other buildings and baseball fields located on the subject property have recently changed according to historic aerials. Based on visual inspection, the buildings on the parcel do not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Bloomington News. 24 May 1962. P. 3.

Busby, Rita. 7 December 1975. "State approves allocation for city parks improvements." *The San Bernardino County Sun.* P. 14.

Ching, Sharon. 28 September 1996. "Park sports a new name: Volunteer Bud Bender's." *The San Bernardino County Sun.* P. 13.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

City of Rialto. Issued 29 October 1980. Permit No. 45968.

City of Rialto. Issued 26 December 1980. Permit No. 46194.

City of Rialto. Issued 12 July 1991. Permit No. 91001497.

City of Rialto. Issued 28 June 1994. Permit No. 94001304.

City of Rialto. Issued 12 January 2016. Permit No. 2016-0131.

Google Maps. N.d. "Bud Bender Park, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** ***NRHP STATUS CODE: 6Z**
Bud Bender Park/Lilac Park; MR #6

Haite, Elaine. 21 November 1978. "Council gets three versions of curfew law." *The San Bernardino County Sun.* P. 26.

Kelly, Dennis. 2 April 1977. "Commission begins to study Rialto's future park needs." *The San Bernardino County Sun.* P. 21.

Rialto Record. 24 May 1962. P. 3.

Rialto Record. 24 January 1963. "Jay Cee's succeed in relocating old adobe: Lilac Park is permanent home of 1870 bldg." P. 1.

Rebello-Rees, Kathy. 23 June 1976. "Citizen complaints prompt discussion about blighted restrooms at park." *The San Bernardino County Sun.* P. 33.

Rinehart, Floyd. 18 September 1980. "Anti-unemployment march Ok'd." *The San Bernardino County Sun.* P. 31.

The San Bernardino County Sun. 18 January 1963. "Old Rialto landmark gets new home: Adobe weathers move without a single crack." P. 14.

The San Bernardino County Sun. 10 September 1974. P. 46.

The San Bernadino County Sun. 15 December 1984. "Grant is sought for adobe." P. 19.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/22/2025

(This space reserved for official comments).



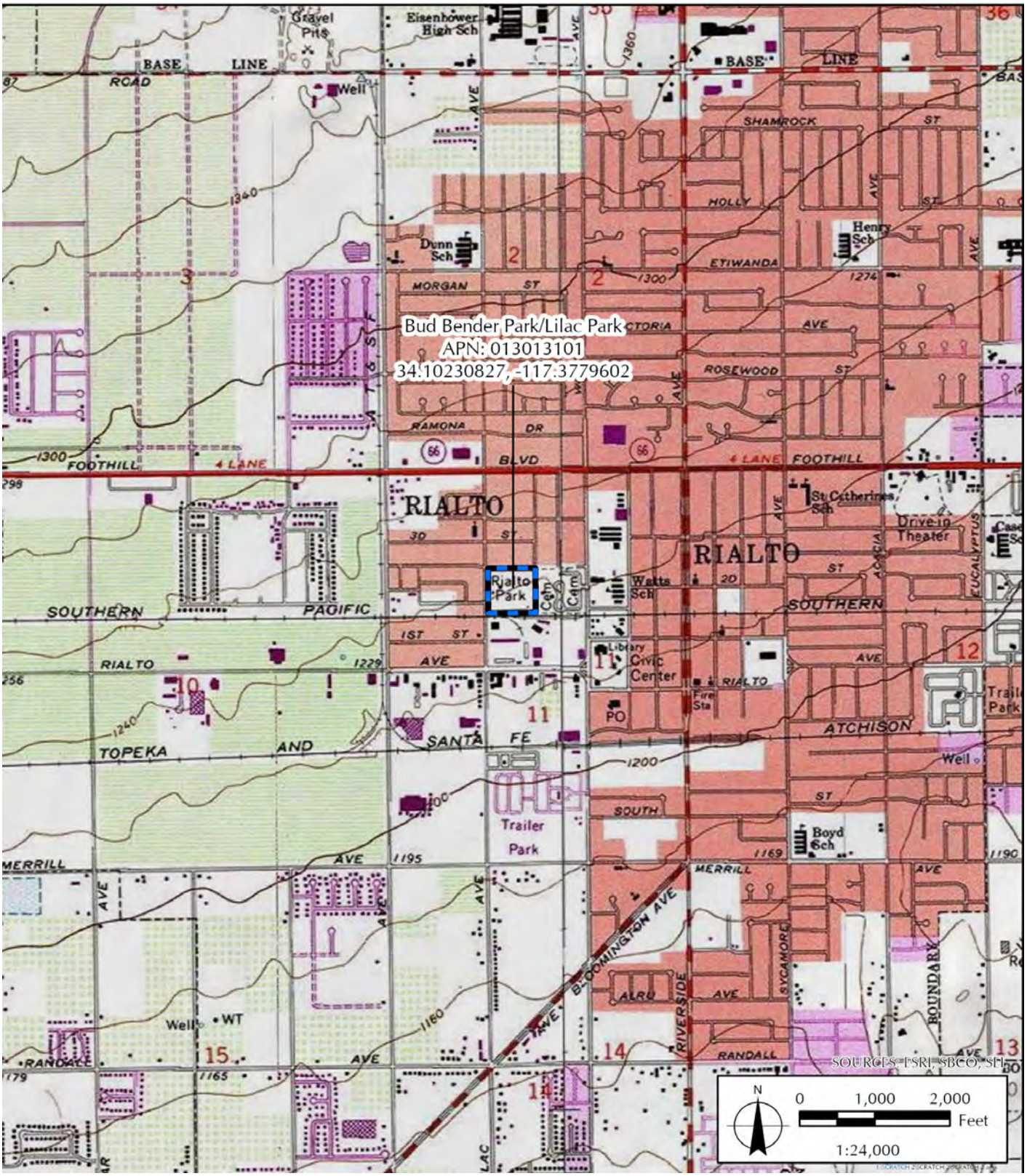
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-013-101**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-014-117; MR #7**

P1. Other Identifier: 200 W 1st Street

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 200 W First Street/ 106 N Palm Avenue City Rialto, CA Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465540.4 mE/ 3773420.5 mN

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

From Interstate-210 East take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel 1.6 mi. Turn right onto W 1st Street. Subject property is on the right.

Elevation: 1,239 feet above mean sea level Parcel #(s): 013-014-117

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

The 74,923-square-foot (sf) subject property located between First St and Palm Street has an address of 106 N Palm Avenue and 200 W First Street. The subject property is roughly square in plan. The subject property includes four buildings: the A-frame modern-style First Assembly of God Church; a Contemporary-style Fellowship Hall building on the west portion of the parcel; the original Vernacular-style church building with the address of 108 N Palm Avenue, located on the north portion of the parcel; and a Vernacular-style storage building located on the north portion of the parcel. The primary church building has a rectangular footprint that is approximately 7,567 sf. The fellowship hall connected to the main church building via a breezeway has a rectangular footprint and is approximately 8,680 sf. The 108 N Palm Avenue building located on the northeast portion of the parcel has a rectangular footprint and is approximately 2,195 sf. A storage building that appears to have been a classroom/fellowship hall, located on the northernmost portion of the parcel, has a rectangular footprint and is approximately 1,611 sf.

P3b. Resource Attributes: (List attributes and codes) HP16. Religious building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1948-1966

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on previous records and documented age attributes of surface artifacts.

***P7. Owner:** First Assembly of God
106 N Palm Avenue
Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 4/16/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 200 W FIRST STREET; MR #7** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-014-117

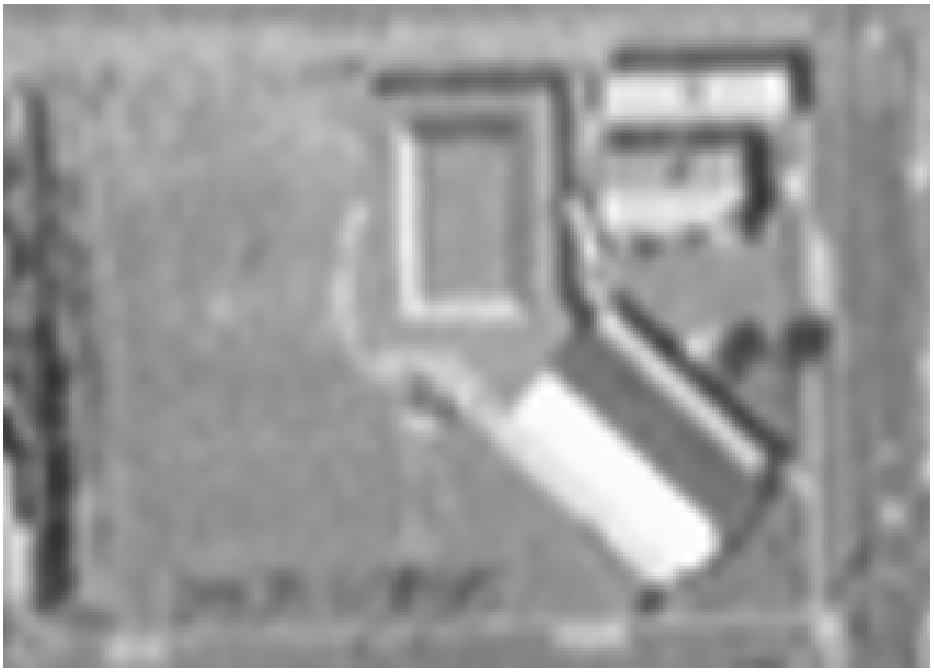
B2. Common Name: 200 W First Street/ 106 N Palm Avenue

B3. Original Use: Religious Institute B4. Present Use: Religious Institute

***B5. Architectural Style: Modern; Vernacular; Contemporary**

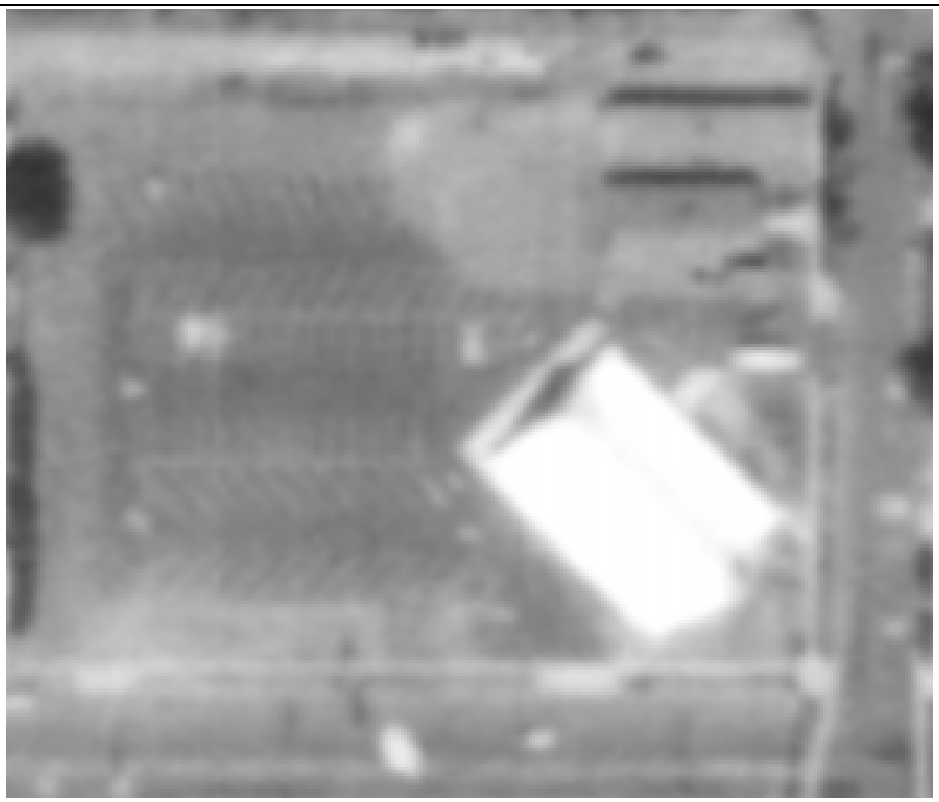
***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The City of Rialto does not have original building permits for the subject property, rendering the original architect and builder unknown. According to historic aerials dating from 1948 to 1959, the subject property comprised two buildings: the original church building and the vernacular rectangular building in the northeast portion of the parcel. Between 1959 and 1966, the new church building was built on the southeast corner of the parcel. A newspaper article indicates that plans were submitted to the City of Rialto for a new building in April of 1965 (*Rialto Record*). Another article claimed that the new church started construction in 1965. Between 1968 and 1980, another church building was built north of the new church building. In 1990, a building permit was issued for an addition of 280 square feet to the foyer of the church with a loading overhang of 455 square feet. In 2010, a building permit was issued to replace the roof on the primary church and fellowship hall. According to Google Maps, the subject property's roof was replaced between October 2007 and March 2012. According to Google Street View, some of the windows appear to have been replaced between March 2012 and June 2016 along the south elevation. Furthermore, the double-doors on the south elevation were replaced between May 2019 and May 2022. At an unknown date, the rectangular Vernacular building, located north of the old church building, was boarded up. The original church building's tower had at least two windows immediately beneath the shingled roof which has since been filled in at an unknown date but still exhibit faint outlines of the original openings.



1976 Historic Aerial
SOURCE: UCSB Framefinder

BUILDING, STRUCTURE, AND OBJECT RECORD



1968 Historic Aerial
SOURCE: UCSB Framefinder



1959 Historic Aerials
SOURCE: UCSB Framefinder

Fellowship Hall

The building located to the north of the primary church building appears to be used as a fellowship building and is surmounted by a hipped roof constructed between 1968 and 1980. The Contemporary-style building has several aluminum sliding windows on the east elevation. The south elevation features three sliding windows on the west portion of the elevation and one aluminum glass door with two-lite fixed window. The glass door is recessed. The east portion of the elevation features three aluminum double doors with a glass wall under a breezeway. The breezeway is surmounted by a flat, concrete roof with two metal columns. A covered breezeway attaches the primary church building with the second church building. The west elevation features three sets of three single-lite fixed windows in the center of the elevation.



Contemporary-Style Fellowship Hall building, located northwest of Church building
Source: *Sapphos Environmental, Inc.*

Storage Building

On the north portion of the parcel, there is a rectangular block storage building in a Vernacular style that was built between 1948 and 1959. The rectangular building is surmounted by a flat roof, clad in concrete. The primary/south elevation features one door with six windows on either side of the door that have been boarded up by plywood. The door is obscured by a metal screen door. The windows on either side of the door have been boarded over with plywood. The west elevation was not visible from the public right-of-way. The north and south elevations feature a block wall. Just south of the rectangular building is the original church building.

108 N Palm Avenue

The 108 N Palm Avenue building is located just north of the center of the parcel and was constructed between 1948 and 1959. The Vernacular-style church building has a gabled roof with a tower with a hipped roof, clad in composition shingles. The original church building is clad in a mixture of stucco and brick. The front door, located at the center of the east elevation, features a shed roof extension with four square wood supports with a brick wall as the base. The front door is a double wood door. On the left (south) of the door is one sliding wood window. The south elevation features at least one vinyl siding window. A part of the south elevation is obscured from the public right-of-way. The rear/west elevation was not visible from the public right-of-way. The north elevation has at least five sliding windows.

BUILDING, STRUCTURE, AND OBJECT RECORD



Vernacular-Style Storage Building, located on the northeast corner of parcel
Source: *Sapphos Environmental, Inc.*



108 N Palm Avenue, located just north of current Church building
Source: *Sapphos Environmental, Inc.*

BUILDING, STRUCTURE, AND OBJECT RECORD

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: N/A b. Builder N/A

*B10. Significance: Theme Religious and Spirituality Development Area Rialto, CA

Period of Significance Post-World War II Property Types: Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

Starting in the 1950s through the 1960s, during the post–World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership

The earliest church in Rialto was the 1907 First Christian Church. As Rialto's population grew during the post-WWII era of residential expansion, religious buildings increased in Rialto. Historic newspaper articles note that the first mention of the Rialto Assembly of God church was in 1943. In 1949, the Assembly of God Church under the direction of James A Slone moved from 355 N Orange Street to 106 N Palm Street. A newspaper article stated that Reverend James A Slone (also spelled Sloane) had lived in Rialto as early as 1941, but it is unclear when he took over the Rialto Assembly of God Church. However, by 1949, he was the pastor of the church and remained the pastor until at least 1956. According to historic newspapers, he built one of the church buildings in May 1952. Another historic newspaper stated that the church abutted the Pacific Electric railroad, located at the northeast portion of the parcel. In 1961, he gifted the plot of land and the church to the Assembly of God Church. By 1963, a new pastor by the name of Eugene Boone had taken over the church. In 1968, Reverend Eugene Boone was appointed chairman of the Rialto Ministerial Association. In 1966, a historic newspaper reported that Eugene Boone had been raising money for a new church since 1965.

Evaluation

National Register of Historic Places and California Register of Historical Resources

According to research, the subject property is a later example of the religious development of the City of Rialto that coincides with the post-WWII era of residential development of the City. However, the subject property church was not the first church in Rialto. Research also does not indicate that the subject property made any significant contributions to the broad patterns of the City of Rialto. Real estate advertisements specific to the City in 1913 reference development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that this subject property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. According to historic newspapers, the subject property has been owned originally by Reverend James A Slone and gifted to the Assemblies of God in 1961. The subject property has been owned by the Assemblies of God since 1961. Although Reverend James A Slone and Reverend Eugene Boom served as reverends for the Assemblies of God, the newspaper articles did not indicate that they made demonstrable contributions in the history of Rialto, the state, or the nation. Furthermore, the subject property is not associated with any known historical events. Therefore, the property has no known associations with

persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The primary church building has several character-defining features such as the modified A-frame roof design, concave curved trusses over the exterior isles supported by inward angled buttresses, and a high-pitched curved "flame" projecting on the primary façade. The subject property main church building is a distinctive Modern-style and Contemporary-style building. The main church building had a second building that appears to be a fellowship hall and continued with the design of the A-frame main church with the inward angled buttresses. Despite the distinctive style of the main church, it does not rise to the same level of distinction as that of the first church of Rialto. Furthermore, the Vernacular-style building that was the first building built on the subject property lacks architectural distinction. The main church and fellowship hall has been altered with an addition of a Contemporary-style building and breezeway. Moreover, some of the windows of the latter building were replaced between 2019 and 2022. The original church building appears to also have had windows that have since been infilled. Other modifications of the subject property include the boarding up of the windows of the Vernacular-style building located on the northeast portion of the lot. In summary, numerous alterations to the original architecture have occurred that diminish the significance of the subject property. Research did not indicate that the subject property was a work of a master architect. Therefore, the subject property is ineligible under Criterion C/3 as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 200 W First Street with the history of the City of Rialto or with persons significant to the development of the city. The reverend associated with the subject property's early establishment was only mentioned briefly in historical newspapers. Therefore, the subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The subject property is a common example of a Contemporary-style building. Several windows appear to have been changed, the cladding has been changed, and the setting has also changed. Therefore, based on visual inspection, the commercial building on the parcel does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. "200 W First Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 628-646.

Rialto Record. 10 June 1949, p. 4.

Rialto Record. 24 August 1951, p. 6.

Rialto Record. 21 March 1952. "Rev. James Slone Given Permission to Build Church," p. 1.

Rialto Record. 12 January 1961. "Slone's Lot Split Okay'd," p. 1.

Rialto Record. 28 April 1965. "Planners Clear Way for JayCee Sponsored Carnival This Week," p. 1.

Rialto Record. 10 November 1966, p. 6.

The San Bernardino County Sun. 9 November 1963. "San Bernardian Called as Pastor of Rialto Church," p. 33.

The San Bernardino County Sun. 14 April 1966. "Bright but Battered Tie Aids Church Building Fund," p. 23.

The San Bernardino County Sun. 7 February 1968. "Ministerial Group Chairman Selected," p. 22.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/16/2025

(This space reserved for official comments).



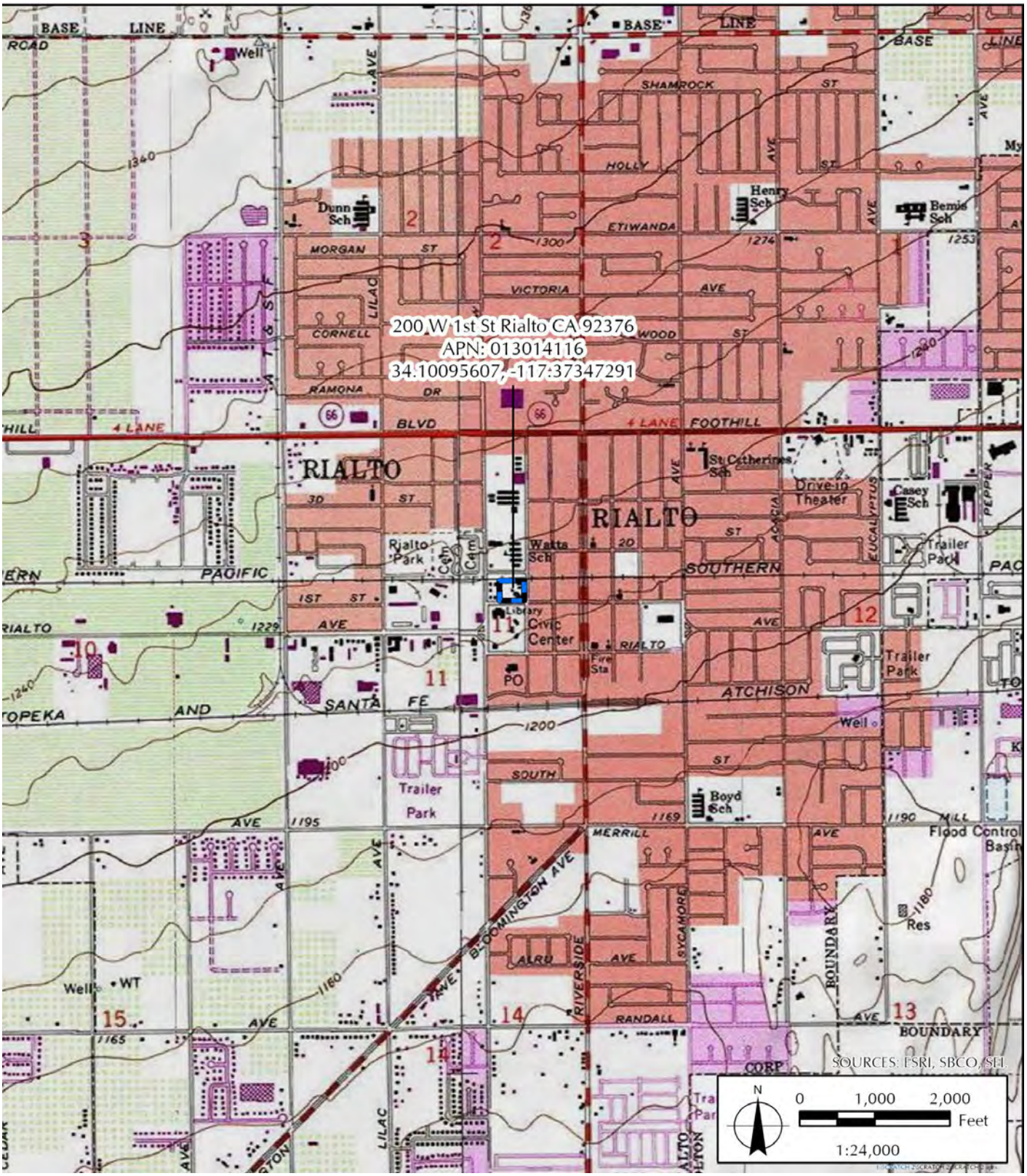
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-117; MR #7**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



P1. Other Identifier: 260 W 1st Street

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 260 W First Street City Rialto, CA Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465452.7 mE/ 3773390.9 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate-210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. Drive 0.9 mile. Turn left on to W 1st Street. The subject property is on the left.
Elevation: 1,245 feet above mean sea level Parcel #(s): 013-014-117

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 1,666-square-foot (sf) L-shaped subject property located at 260 W First Street has four freestanding single-family Ranch-style residential buildings, constructed in 1958. The three other buildings on the subject property have the addresses of 175 N Willow Avenue, 195 N Willow Avenue, and 197 N Willow Avenue.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1958
☒ Historic ☐ Prehistoric ☐ Both Source:
Determined based on previous records and documented age attributes of surface artifacts.

***P7. Owner:** KAA Properties, LP
Address 4900 Santa Anita Avenue
City, State, Zip Rancho Cucamonga, CA 91730

***P8. Recorded By (Name):**
Affiliation Josh Poorman and Morgan Thomas
Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 4/17/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-117
B2. Common Name: 260 W First Street
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch-style
***B6. Construction History** (Construction date, alterations, and date of alterations):

- **175 N Willow Street.** No building permits were available for 175 N Willow Avenue, but all the windows were replaced with vinyl. According to historic newspapers, the parcel was divided by Callie M. Lange in 1980. However, at the time of this report, the parcel had not been subdivided.
- **195 N Willow Street.** No building permits were available for 195 N Willow Avenue.
- **197 N Willow Avenue.** The residential building located at 197 N Willow Avenue's patio was enclosed in 1993. Another room addition occurred in 1993. According to building permits, the property located at 197 N Willow Avenue was a roof clad in rock and was at a later date was changed to composition shingles.
- **260 W First Street.** The residential building located at 260 W First Street has had several building permits issued. In 1968, a screened patio was added to the subject property. The patio was located on the southeast portion of the elevation. In 1969, a permit was issued to build an aluminum patio cover. In 1981, the owners reroofed the subject property. According to the notation on the building permit, they removed the shake roof and clad the subject property in asphalt shingles. According to Google Maps, between March 2022 and November 2023, the rear/north elevation of the property at 260 W First Street appears to have demolished a portion of the elevation.

260 W First Street. The subject property is clad in brick and wood. A chimney pierces the northwest corner of the elevation. The primary/south elevation features three planes with the center portion more recessed than the other two. The primary/south elevation features a recessed door under the wide overhanging of the gabled roof. Three rounded concrete steps lead up to the door with a wrought iron railing. The door is oriented towards the east. To the left (west) of the door is a large tripartite window with a fixed aluminum window with two sliding aluminum windows on either side. The tripartite window is surmounted by a large aluminum awning. To the right (east) of the door is a large tripartite window trimmed in aluminum. To the right (east) of the tripartite window is another smaller, aluminum sliding window. The west elevation features three-planes with the north portion more recessed than the other two portions. The north portion of the elevation features a tripartite aluminum window and a sliding aluminum window. Both windows are surmounted by an aluminum awning. The center portion of the elevation features one tripartite aluminum window. The window is surmounted by an aluminum awning. The south portion of the elevation features a tripartite aluminum window. The window is surmounted by an aluminum awning. The south portion of the elevation features a rectangular attic vent. The rear/north elevation was difficult to see from the public right-of-way. The west portion of the elevation features an aluminum tripartite window. The east portion of the elevation was not visible from the public right-of-way. The east elevation features a side entrance surmounted by a gabled roof. Two decorative brackets are on either side of the door. The door is obscured by a metal screen door. To the left (south) of the side door is one aluminum sliding window. The north portion of the parcel abuts the former Pacific Electric Railroad.

175 N Willow Avenue. The three buildings located in the north portion of the elevation are surmounted by a hipped roof. The residential building located at 175 N Willow Avenue is clad in stucco and brick. A stucco chimney is attached to the north elevation. The primary/west elevation features a front door and two vinyl windows. The wood front door has an oval window. To the left (north) of the front door is a large two-lite vinyl window. To the right of the front door is a vinyl sliding window. The north elevation features one sliding vinyl window on the east portion of the elevation and a chimney located on the west portion of the elevation. The rear/east elevation was not visible from the public right-of-way. The south elevation was obscured by trees and a

gate, but a carport is visible from the public right-of-way. The carport is surmounted by a shed roof extension with four metal poles.



175 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

195 N Willow Avenue. The residential property located at 195 N Willow Avenue is surmounted by a hipped roof, clad in composition shingles. The residential building is clad in stucco. The primary/west elevation features a front door, two windows, and a garage door. The front door is obscured by a metal screen door. To the left (north) of the front door is a large two-over-two-lite window trimmed in wood. To the right (south) of the front door is a three tripartite window. The center portion of the tripartite window is a four-lite fixed window. The two windows on either side of the fixed window are wood sliding windows. The south portion of the elevation features a wood one-car garage door. The garage is clad in vertical clapboard. The north elevation features on the west portion an entrance obscured by a metal screen door and a wood sliding window. On the east portion there is one small sliding vinyl window. The rear/east elevation was not visible from the public right-of-way. The south portion of the elevation features a stucco wall.

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 260 W FIRST STREET, MR #8 ***NRHP STATUS CODE:** 6Z



195 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

197 N Willow Avenue. The residential property with the address of 197 N Willow Avenue is surmounted by a hipped and gabled roof. The primary/west elevation features two-planes with the south portion more recessed than the north portion of the elevation. The north portion of the elevation features a replacement one-car garage. The south portion features a front door obscured by a metal screen door. To the right (south) of the door is a large tripartite aluminum window. The north elevation features a stucco wall. The other two elevations of the property located at 197 N Willow Avenue are obscured from the public right of way.



197 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None

B9a. Architect: N/A b. Builder N/A

*B10. **Significance: Theme** Residential Development **Area** Rialto, CA
Period of Significance Post-World War II **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the United States underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

The earliest known owners of the subject property were William C. Lange and Callie Mae Lange. According to a building permit, they owned the subject property as early as 1958 and owned the subject property until 1994. William C. Lange was an educator in the area.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. During the post-WWII era, the City of Rialto's population expanded rapidly and residential development likewise grew rapidly. The subject property is an example of this era of residential growth in the City of Rialto; however, it is a common style with numerous alterations that diminish its significance. Although the subject property is in proximal to the Pacific Electric Line, it is not an early example of the development of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California*), archival and online research did not result in evidence that the subject properties have made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify owners and residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject properties are ineligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common example of a Ranch style that has been altered with several additions, with vinyl replacement windows, replacement doors, and a replaced garage door. Furthermore, the subject properties were not the work of a master architect. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the National Register and California Register under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation.

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects the subject property with important history related to the development of the City of Rialto or with persons significant to the city, or geographical and settlement patterns to the City of Rialto. The residential buildings were built in 1958, which dates to the post-WWII residential development, geographical, and settlement patterns of the City of Rialto. Because the subject property has had numerous alterations, however, it does represent these patterns in a significant way. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or the development of the city. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The buildings located on the subject parcel are all common and altered examples of Ranch style building. All the buildings have been altered with replacement windows, additions to the subject property, replacement doors, and replacement garage doors. The only property that has retained its original garage door is at 197 N Willow Avenue. Based on visual inspection, the buildings do not embody elements of architectural design, detail, materials or craftsmanship. The buildings are not located in a unique location and are not an established and familiar visual features of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

City of Rialto. Issued 7 August 1968. Permit No. 25782.

City of Rialto. Issued 1 April 1969. Permit No. 26379.

City of Rialto. Issued 13 March 1981. Permit No. 4693

City of Rialto. Issued 16 October 1991. Permit No. 91002038.

City of Rialto. Issued 18 December 1991. Permit No. 91002590.

City of Rialto. Issued 14 December 1992. Permit No. 92002429.

City of Rialto. Issued 30 March 1993. Permit No. 92002427.

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. "260 W First Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Rialto Historical Society. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. "260 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 14 August 1980, p. 36.

The San Bernardino County Sun. 17 May 1975, p. 45.

The San Bernardino County Sun. 10 June 1958. "Planners Set Zone Hearing," p. 22.

McAlester, Virginia Savage. 2017. "Ranch." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 597-613.

NeighborWho. N.d. Property search report for 260 W First Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

B13: Remarks: None

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 260 W FIRST STREET, MR #8 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/17/2025

(This space reserved for official comments).



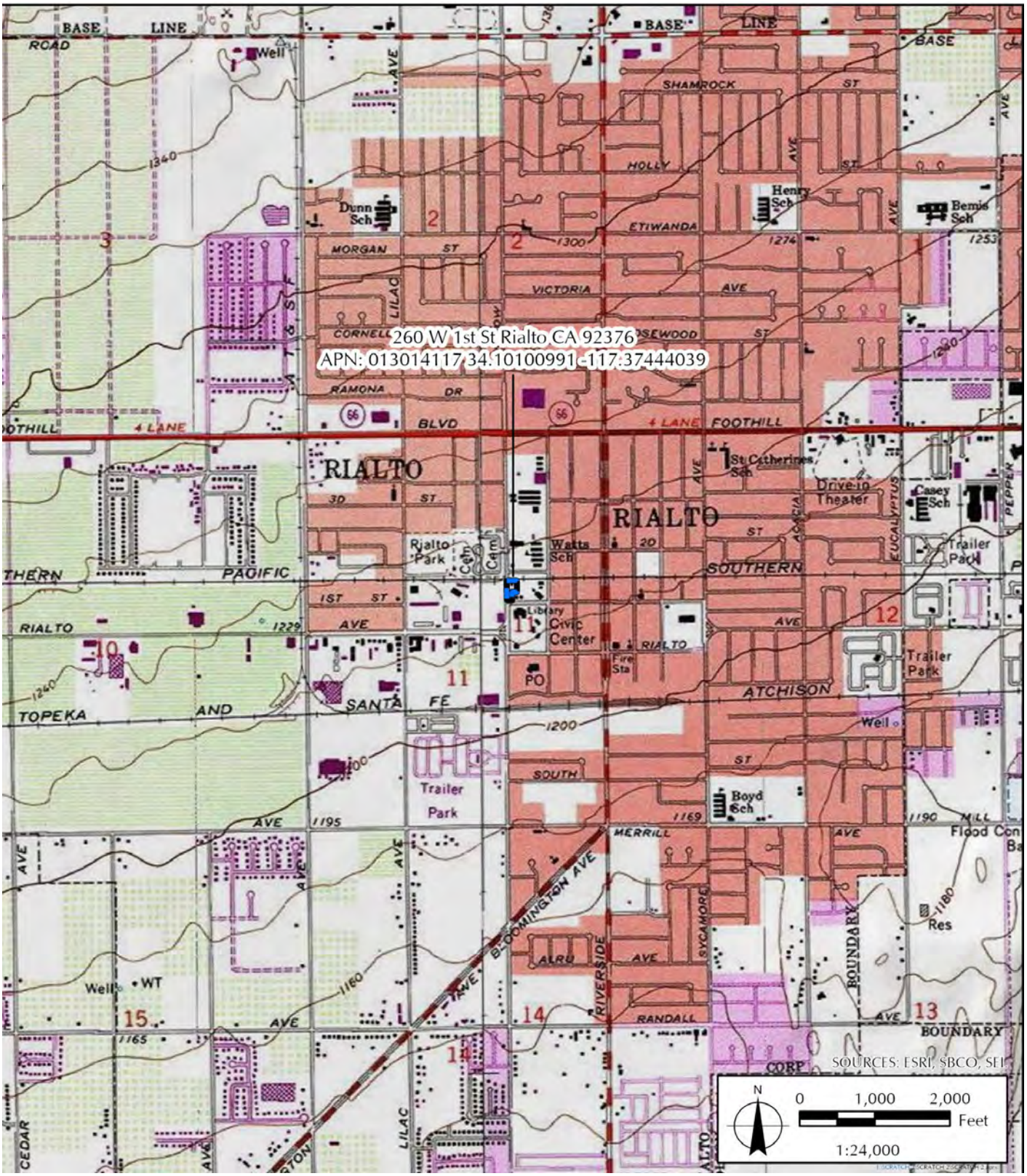
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-117; MR #8**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-014-209; MR #9

P1. Other Identifier: 013-014-209

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 127 N Palm Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465632.9 mE/ 3773482.4 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W. Foothill Blvd/Historic Route 66 W. Turn left onto N Palm Avenue. The subject property is on the left.

Elevation: 1239 feet above mean sea level Parcel #(s): 013-014-209

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

The 7,000-square-foot (SF) subject property is located at 127 N Palm Avenue. The subject parcel is rectangular in plan. The property includes a 1,056-SF single-family residential in the Folk National-style building, constructed in 1910. The building footprint is rectangular in plan, with what appears to be an original square design elongated to rectangular form by the rear addition. The residence surmounted by a moderately pitched pyramidal hipped roof, with a shed-roofed extension on its rear/east elevation. The hipped roof is clad in composition shingles and the shed-roofed addition in rolled roofing. The roofline exhibits modest eave overhangs. The top of the roofline is slightly clipped, creating a small, flat surface atop the pyramidal design. The building is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1910
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1910 San Bernardino Assessor

***P7. Owner:** Ramiro Rodriguez
Address 127 N Palm Avenue
City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 4/16/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 127 N PALM AVENUE; MR #9 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-014-209

B2. Common Name: 127 N Palm Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Folk National

***B6. Construction History** (Construction date, alterations, and date of alterations):

Historic building permits were not available for the subject property. Two Sanborn fire insurance maps from 1911 and 1929 indicate that the subject property existed, albeit in modified fashion, prior to the development of the Pacific Electric Railroad right-of-way to the subject property's immediate south. The 1911 Sanborn fire insurance map lists a one-story residence situated in the general current location of the building on the subject parcel with a long partial-width front porch along the south elevation. In 1929, the same building in the same configuration is present on the Sanborn map, but the Pacific Electric Railroad right-of-way (built in 1913) has replaced the parcel to the immediate south of the subject parcel. A 1938 aerial photograph is too blurry to ascertain whether the building footprint has remained the same up until that date, but the presence of straight concrete pathways approaching the residence from both primary/west direction on N Palm Avenue and from the alleyway appear to conform with the present plot's configuration at the time of this report. The 1938 aerial also reveals the presence of the small shed situated along the north edge of the parcel. A 1977 aerial photograph reveals the presence of both the small shed and the large garage facing the alleyway. The 1977 photograph also indicates the rear/east elevation had received its shed-roofed addition by that date, as well as what appears to be a smaller roofed porch extension added onto the first addition. This addition appears to be of the same size and shape as the original partial-width porch extension from the south elevation visible in the 1911 and 1929 Sanborn fire insurance maps, but it is unclear if the 1911/1929 porch was relocated to the rear of the property, or if the addition was a new one. An aerial photograph from 1984 indicates that this rear porch addition had been removed from the shed-roofed addition by that date.

The primary/east façade is accessed by a modest, two-step concrete entrance stop, surmounted by a small front porch supported by slender wood posts. The front door is covered in a metal gate, rendering unknown the material or design. The porch is flanked on each side by a grouping of tripartite aluminum windows, which appear to be either of the casement or sliding variety. The leftmost pane of left (north) grouping has been removed and replaced with plywood and a window AC unit. A larger AC unit is affixed to the exterior of the middle pane of the right (south) grouping. The north and south side elevations feature additional tripartite aluminum casement or sliding window groupings. A chain link fence roughly three feet in height surrounds the front portion of the property. A wood picket fence surrounds the rear/east half of the parcel, which includes a shed and garage. The small shed, situated along the north border, is clad in board-and-batten siding, surmounted by a gabled roofline of corrugated metal sheeting, and includes a shed-roofed addition on its rear/east elevation. The much larger garage, situated along the rear/east edge of the parcel, is clad in corrugated metal siding and roofing with exposed wood rafters, and includes a tilt-up wood garage door opening onto the alleyway. The garage includes a shed-roofed addition along its south elevation. The subject parcel's south edge borders the historic Pacific Electric Railway right-of-way.



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 2. 1977 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8.** **Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10.** **Significance:** **Theme** Residential Development **Area** Rialto, CA

Period of Significance 1910 **Property Types:** Residential Development

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house during the early 20th century. In 1913, The Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

According to ancestry records and historic newspaper articles, the earliest known owners and residents of the subject property were Hugh C. and Maude Livingston, an orchard nurseryman and housewife. According to California voter registration records, the Livingstons lived there from at least 1938 to 1944. The next known owners are Horace and Jean Ainge, who resided at the subject property from at least 1946 to 1956. A newspaper article from 1956 indicates Mrs. Ainge gave birth to a son while a resident of the subject address (*The San Bernardino County Sun* 1956). A series of advertisements strictly from the spring and summer of 1962 indicates that the subject property, likely its rear/east portion with the shed and garage, operated as "Rialto Plumbers" for at least that year (*Rialto Record* 1962). The company may have moved operations to a different address in the ensuing years, as an advertisement for "Rialto Plumbers" appears in a 1967 newspaper article with 103 S Riverside Avenue, Rialto, as its address by that year (*The San Bernardino County Sun* 1967). A newspaper article from 1976 indicates that Michael and Kathleen Huse resided at the subject property in that year (*The San Bernardino County Sun* 1976). Rialto City Directories indicate that Karen Kay Compton owned and/or resided at the subject property as early as 1979. According to a NeighborWho property search report, the Compton family (Stephen and Jack) owned the

subject property from as early as 1989 to 1997. The T. I. C. Corporation owned the subject property from 1997 through 1999. Mauro Cherriz owned the subject property from 1999 until 2001. The current owners, Ramiro and Cruz M. Rodriguez, have owned the subject property since 2001.

TABLE 1: OWNERSHIP HISTORY

Year	Name
1910-1937	Unknown
1938-1944	Hugh C. and Maude Livingston
1946-1956	Horace and Jean Ainge
1957-1975	Unknown
1976	Michael and Kathleen Huse
1977-1978	Unknown
1989-1997	Stephen and Jack Compton
1997-1999	T. I. C. Corporation
1999-2001	Mauro Cherriz
2001-present	Ramiro and Cruz M. Rodríguez



Figure 3. 1962 Advertisement for Rialto Plumbers
SOURCE: *Rialto Record*

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad and was primarily an agricultural community. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development adjacent or in proximity to the Pacific Electric Line. The subject property appears to have already been built to the immediate north of the Pacific Electric Line's right-of-way, albeit in modified fashion. It is thus not an early example of residential and agricultural development following establishment of the Pacific Electric Railroad but rather belongs to the later portion of the City of Rialto's early 20th

century settlement. However, the subject property is not an important example that illustrates this development. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California*), and archival and online research did not result in evidence that the subject property is part of a significant contribution to the broad patterns of history at the national, state, or local level. The subject property therefore is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and on-line and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property exhibits some character-defining features of the Folk National style, principally its original square plan, pyramidal roof design and its moderately steep roof pitch. Many early-20th-century folk national homes with square footprints and pyramidal hipped roofs exhibited a symmetrical primary façade with modest front porch. While the subject residence today exhibits this modest front porch, the Sanborn maps from 1911 and 1929 indicate this front porch along the primary/east façade was not an original part of the design, while a much larger porch existed along the south elevation. The subject residence has furthermore undergone significant alteration in the ensuing years. These changes include the shed-roofed addition on the rear/east elevation, which is visible from the public right-of-way and undermines the original square footprint of the hipped, pyramidal roof design, replacement aluminum windows on all visible sides, likely replacement of original wood siding with stucco cladding at an unknown date, and the addition of the front porch at an unknown date. The shed along the north edge of the border has received an addition to its west elevation and the garage, built at a later date and possibly in conjunction with the use of this rear portion of the lot as a hub for Rialto Plumbers, has also received a large addition to its south elevation. The property is ineligible as it lacks architectural distinction. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 127 N Palm Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. The subject property predates the establishment of the Pacific Electric Railway and, thus, is not an example of early residential development. Furthermore, the subject property has been significantly altered and is thus not a good example of the early 20th century agricultural settlement and development of the City of Rialto. The subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the City. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Historic newspapers and other online sources do not identify the architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive Folk National-style home built in 1910 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. The residence has undergone alteration on multiple elevations, and its overall footprint has changed since 1910, primarily through its rear/west addition that changed the square footprint into a rectangular one. Changes to the original wood siding with stucco cladding and replacement of original wood windows with aluminum windows represent further alterations that have undermined the significance of the original 1910 residence. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. n.d. Historic public records search, including census and voting data and city directories [database online]. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938-1977. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1984. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. n.d. Property search report for 127 N Palm Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

McAlester, Virginia Savage. 2017. "National." in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 134-147.

Rialto Record (Rialto, CA). 26 April 1962. "Rialto Plumbers" [advertisement], p. 2.

Sanborn Map Company. 1911; 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 4; Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. "127 N Palm Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun (San Bernardino, CA). 17 February 1956. "Vital Records," p. 50.

The San Bernardino County Sun (San Bernardino, CA). 19 May 1967. "Roof Cooler Sale," p. 58.

The San Bernardino County Sun (San Bernardino, CA). 27 February 1976. "Births at Community Hospital," p. 54.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/16/2025

(This space reserved for official comments).



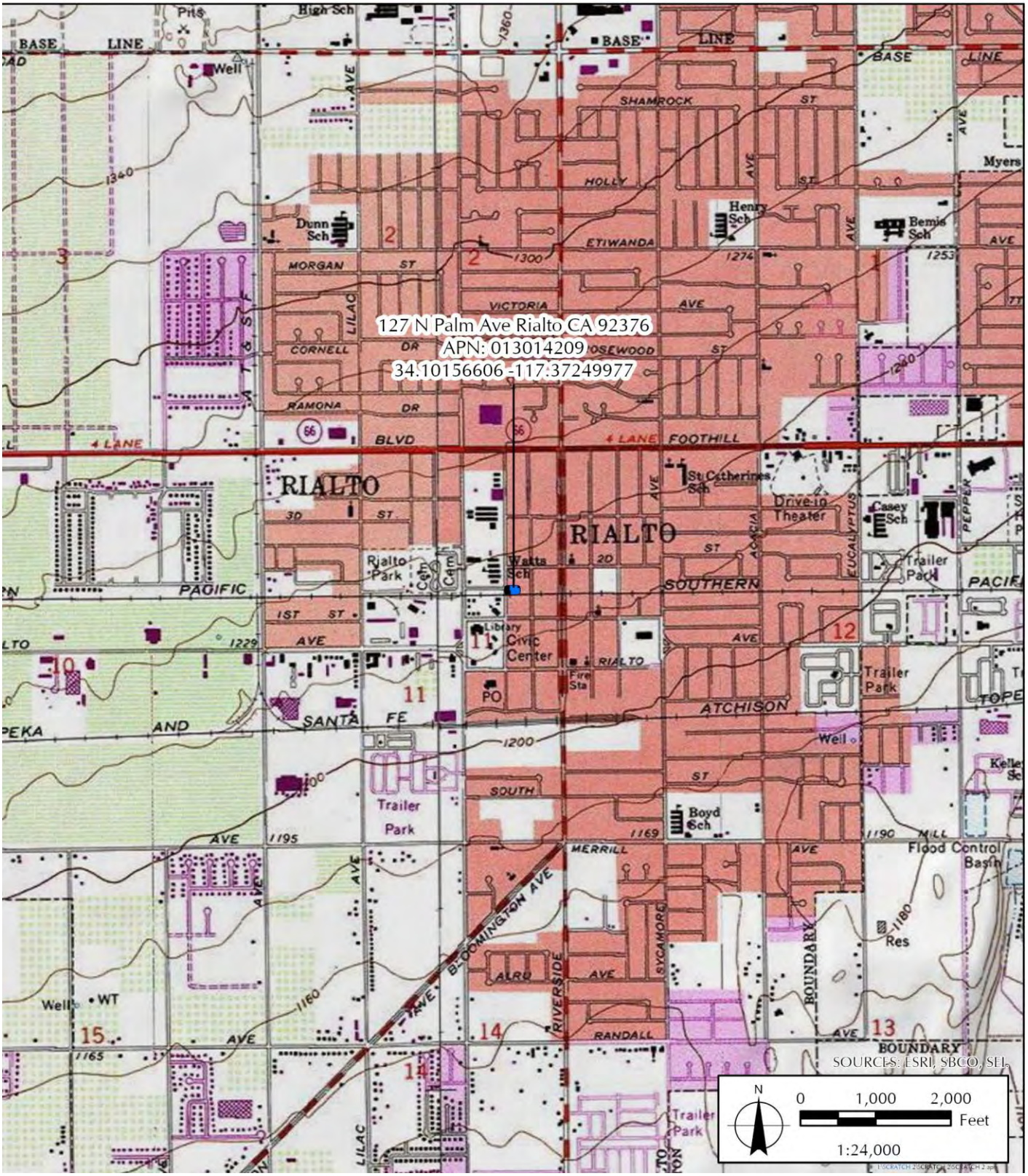
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-209; MR #9**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 124 N Orange Avenue; MR #10**

P1. Other Identifier: 013-014-220

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 124 N Orange Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465695.3 mE/ 3773482.5 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W 1st Street. Turn Right onto N Orange Avenue. The subject property is on the left.

Elevation: 1246 feet above mean sea level Parcel #(s): 013-014-220

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

124 N Orange Avenue is an approximately 1,248-square-foot, Craftsman-style single-family residence, built in 1916. The subject property is surmounted by a gabled roof with a shed addition added to the south elevation, clad in composition shingles. The subject property is clad in horizontal clapboard and vinyl horizontal clapboard.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1916

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Forcen and Cervantes Family Trust

Address 2463 N Teakwood Avenue

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Address Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 04/08/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N ORANGE AVENUE; MR #10 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-014-220

B2. Common Name: 124 N Orange Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
In 1963, a building permit was issued to construct a patio covering on the existing property. According to the building permit design, the proposed patio covering is where the existing carport is at the time of this report. In 1970, a permit was issued to build a storage room in the rear of the property. In 1974, a permit was issued to rebuild the roof and to replace the door following a fire. At an unknown date, an addition was added to the south elevation. The primary elevation features a partial-width porch, a carport, several windows, and two metal awnings. The entrance is located on the center portion of the primary elevation and is surmounted by a metal awning. To the left (south) of the entrance is a large two-lite fixed wood window with prominent wood surround. To the right (north) of the door, there appears to also be another window. The recessed south portion of the elevation features at least one aluminum window. The carport is also located on the south portion of the parcel and is attached to the south elevation. The carport is surmounted by a metal roof shed with metal poles. The south elevation has two planes, with the east portion more recessed than the west portion of the elevation. The east portion of the elevation features a grouping of three large aluminum fixed windows. The east portion of the elevation features two windows that appear to be trimmed in wood. Both windows have prominent wood surround. The window located to the east has a wall A/C unit. The rear/west elevation could not be seen from the public right-of-way. The north elevation features several windows, which were partially obscured from the public right-of-way. The south portion of the parcel abuts the former Pacific Electric Railroad.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

The earliest known resident and owner of 124 N Orange Avenue was Clint Kingman. Clint Kingman lived on the subject property as early as 1920 and as late as 1939. He was one of the first members of the California Highway Patrol and was the Chief of the Rialto Volunteer Fire Department. He was a fire chief in Rialto from 1913 to 1945. Kingman was a member of F&AM Lodge 582 of Rialto. A 1948 newspaper article states that the Young family bought the subject property from Ford C. Doan. It is unclear how long that Ford C. Doan owned the subject property. Mr.

and Mrs. Richard Young lived on the subject property from September 1948 to 1954. Newspaper articles from 1953 state that Arnold Richard Munyon lived at the subject property as well. According to newspaper articles, he was the son of Mrs. Richard Young and served in the military. In 1974, a building permit states that Ralph Shue was the owner of the subject property. Building permits and NeighborWho state that Michael Forcen has owned the subject property since 1996.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made a significant contribution to the broad patterns of history at the national, state, or local level. Furthermore, the subject property is associated with residential development due to the railroad and eventually the Pacific Electric Company and it is a later example of the development, but does not contribute to events of that period, and thus is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Under Criterion B/2, the property has a known association with a former volunteer fire chief for Rialto and one of the first members of the California Highway Patrol. Clint Kingman served the community from at least 1913 to at least 1945. He owned the subject property from 1920 to 1939. Despite his contribution to Rialto, he was not one of the founding members of Rialto and therefore did not make demonstrable contributions to the history of Rialto, the state, or the nation. His period of residence at the subject property is not tied to important contributions during his tenure as a former volunteer fire chief or California Highway Patrolman. Therefore, the subject property is ineligible for Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The original architect of the subject property is unknown. Furthermore, the subject property is a common and altered example of Craftsman-style building. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 124 N Orange Avenue with history related to the City of Rialto, or with persons significant to the city, or geographical and settlement patterns significant to the City of Rialto. The subject property is associated with the residential development of the City during the early 20th century. However, the subject property integrity has been compromised by an addition to the south elevation. Although the subject property is associated with Clint Kingman, who was one of the first members of California Highway Patrol and the Volunteer Chief of the Fire Department in Rialto, the subject property is not associated with important contributions made during his residence. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is an altered example of a Craftsman-style house. The subject property has been altered with an addition to the south elevation and the addition of awnings on the primary elevation. Therefore, based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued 14 February 1963. Permit No. 18539.

City of Rialto. Issued 4 November 1970. Permit No. 28334.

City of Rialto. Issued 11 July 1974. Permit No. 33802.

Google Maps. N.d. "124 N Orange Avenue, Rialto." Accessed February 2025. https://www.google.com/maps

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 567-581.

NeighborWho. N.d. Property search report for 124 N Orange, Rialto, CA. Accessed April 2025. https://neighborwho.com

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

Rialto Record. 12 September 1930, p. 10.

Rialto Record. 17 September 1948. "Buy Home Here," p. 1.

Rialto Record. 9 September 1949, p. 4.

Rialto Record. 23 December 1949. "What Rialtans Will be Doing Christmas," p. 1.

Rialto Record. 1 August 1952. "Arnold R. Manyon Has Duty in Panama," p. 3.

Rialto Record. 28 May 1954. P.1.

San Bernardino County Office of the Assessor. N.d. "124 N Orange Ave." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 8 March 1920, p. 6.

The San Bernardino County Sun. 14 December 1939, P. 27.

The San Bernardino County Sun. 17 February 1953. "10 Men Enlist for Navy Duty," p. 3.

The San Bernardino County Sun. 23 December 1958. "Death Takes Clint Kingman, Ex-Fire Chief, CHP Officer," p. 22.

The San Bernardino County Sun. 25 December 1958. "Civic Leaders, Officers Pay Tribute to Kingman," p. 21.

The San Bernardino County Sun. 13 July 1974. "Savings, loan building valued at $349,000," p. 48.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/08/2025

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N ORANGE AVENUE; MR #10 ***NRHP STATUS CODE:** 6Z

(This space reserved for official comments).



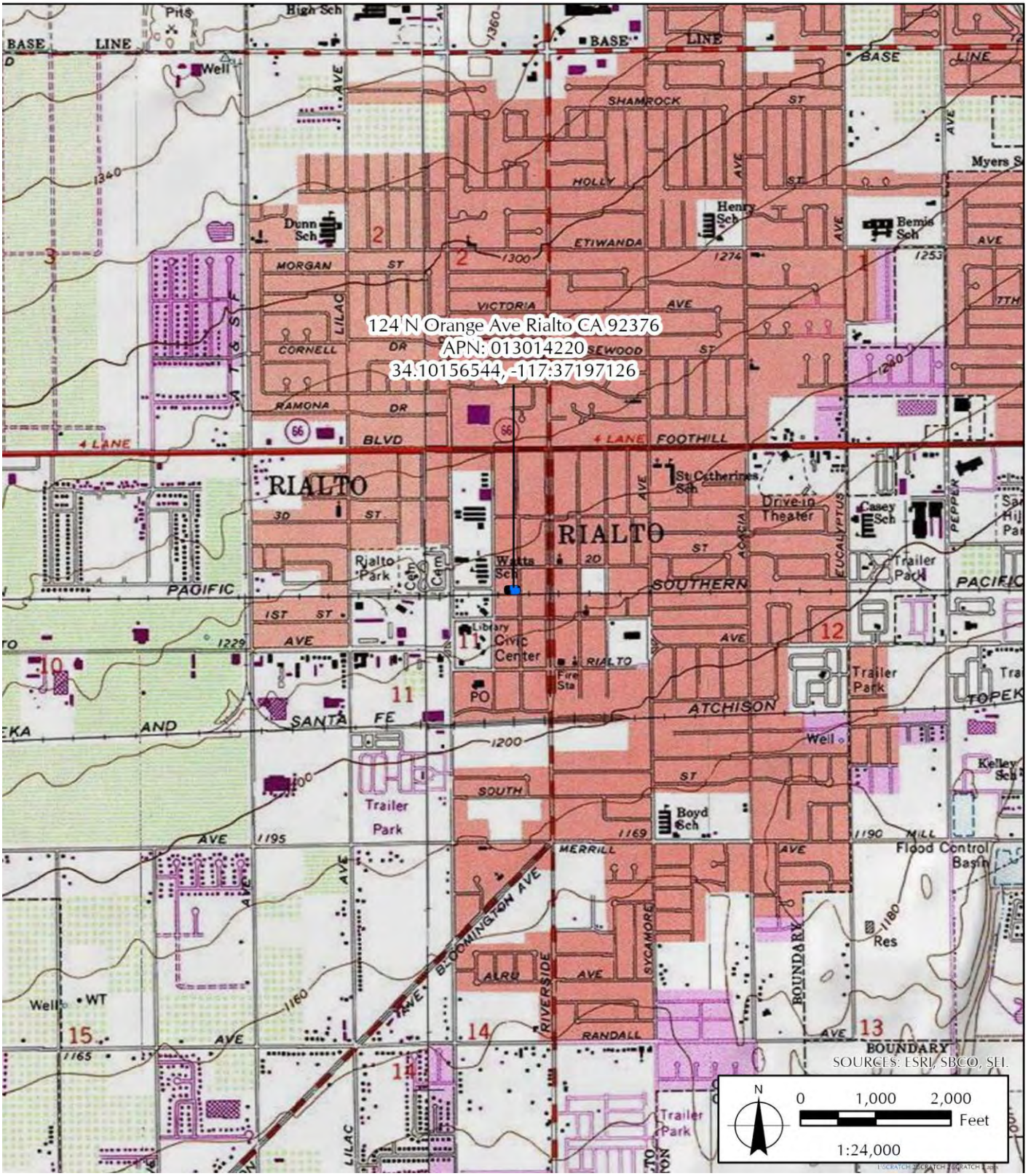
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 124 N Orange Avenue; MR #10**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 201 N Willow Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 201 N Willow Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465473.8 mE/ 3773513.1 mN

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

From Interstate 210 E take exit 71 to Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. The subject property is on the right.

Elevation: 1,235 feet above mean sea level Parcel #(s): 013-014-302

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

The 'L'-shaped subject parcel of the community center located on 201 N Willow Avenue has four rectangular buildings on the northeast portion of the parcel, two structures that make up the Parks and Recreation Community Center on the southeast corner of the parcel, and a skatepark located on the west portion of the parcel. One of the Community Center buildings was constructed between 1959 and 1966 and was built in the Contemporary style. The second building of the Community Center was constructed between 1968 and 1980, also built in the Contemporary style.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1959-1980

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic aerials from 1959-1966 and 1968-1980

***P7. Owner:** City of Rialto

Address 150 S Palm Avenue

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/21/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-302
B2. Common Name: Margaret Todd Park/ Watts Elementary
B3. Original Use: Elementary school
B4. Present Use: Parks and Recreation Community Center

***B5. Architectural Style:** Contemporary

***B6. Construction History** (Construction date, alterations, and date of alterations):
The subject property is surmounted by a flat roof, clad in concrete. The primary/south elevation features three planes with the west portion and east portion more recessed than the center portion. The primary/south elevation has a breezeway surmounted by a flat roof. Rectangular stucco piers support the breezeway. The breezeway is clad in stucco and has the words "Community Center" located in the center of the breezeway. The west portion of the elevation features several single-lite fixed windows. The west portion is slightly obscured with trees and a metal fence around the border. The center portion of the elevation features a double wood door with a small single-lite fixed window in each of the doors. On either side of the door are at least three pairs of single-lite fixed windows. The east portion of the elevation features a sloped stucco wall with the bottom portion of the elevation larger than the top portion. A recessed door is located on the east portion of the elevation with double wood doors. The west elevation is obscured from the public right-of-way. The north elevation features at least 21 single-lite vinyl windows. The east elevation features two planes with the north portion more recessed than the south portion. An entrance, oriented towards the south, features a recessed doorway with a wood door. The south portion of the parcel abuts the Pacific Electric Railway right-of-way.

Between 1948 and 1966, three of the four rectangular buildings were built on the subject property, located in the northeast portion of the parcel. Between 1959 and 1966, the northernmost rectangular building was built on the subject property. According to historic newspapers, the four buildings located on the northeast portion of the parcel and the Community Center were renovated in the late 1970s. The second part of the Community Center was built between 1968 and 1980. Between 1968 and 1980, tennis courts were added to the north portion of the parcel. According to newspapers, the plans were approved in 1978 to be built in 1979.

Between 2002 and 2005 a skate park was added to the subject property. In 2010, a building permit was issued to install playground equipment at Margaret Todd Park. In 2010, a building permit was issued to build a shade structure that was approximately 959 SF. In 2011, a permit was issued to install three shade structures that were approximately 683 SF in the Margaret Todd Park renovation phase. The windows were replaced on many of the buildings located on the southeast corner of parcel. The northernmost parcel has original sash windows.

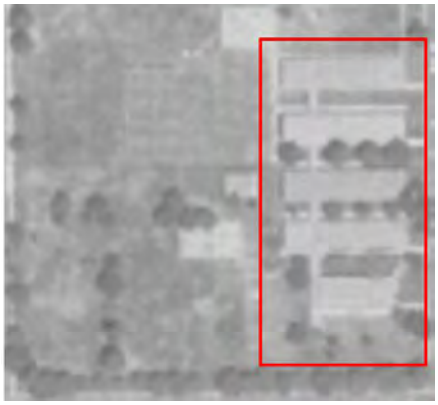


Figure 1. 1975 Historic Aerial
SOURCE: *UCSB Library: Framefinders*



Figure 2. 1980 Historic Aerial
SOURCE: *UCSB Library: Framefinder*

The second building connected to the Community Center was constructed between 1968 and 1980. The rectangular building appears to be the height of a two-story building. The primary/east elevation features a center double-door entrance with a breezeway connecting the building to the Community Center. Six rectangular pillars are interspersed along the elevation. The south elevation features a ramp that leads up to double wood doors. The west elevation features six rectangular pillars interspersed along the elevation. A double wood door entrance is located on the south portion of the elevation. The north elevation was not visible from the public right-of-way.



Figure 3. Community Center, building located on the southwest corner of parcel

Three of the four rectangular buildings were built with the former Watts Elementary School. All three rectangular buildings are surmounted by a gabled roof, clad in composition shingles, constructed between 1948 and 1966. The rectangular building with the address of 200 N Palm Avenue is clad in stucco. The south/primary elevation features three simple wood doors along the south elevation. The elevation is surmounted by a flat metal roof with several metal poles. The gable of the elevation features several single-lite windows. The west elevation was not visible from the public right-of-way. The north elevation features at least three simple wood doors. The gables feature

three groupings of seven single-lite fixed windows. In the center of the elevation features a breezeway connecting the building to the north. The west portion of the elevation is not visible from the public right-of-way.



Figure 4. 200 N Willow Avenue

The building with the address of 300 N Palm Avenue is clad in stucco, constructed between 1948 and 1966. The south/primary elevation features at least five simple wood doors interspersed along the elevation surmounted by a flat shed extension. The elevation features at least three groupings of three single-lite vinyl replacement windows. In the center of the elevation, the gables feature a grouping of single-lite vinyl replacement windows. The rear/west elevation was not visible from the public right-of-way. The north elevation features several vinyl windows. The east portion of the elevation features six single-lite vinyl windows. The center portion of the elevation features two wood doors and two groupings of vinyl windows in the second story. A recessed door appears to be in the center of the elevation with a breezeway connecting the building to the north. The east elevation features two vinyl windows.



Figure 5. 300 N Willow Avenue

The building with the address of 400 N Willow Avenue is clad in stucco, constructed between 1948 and 1966. The primary/south elevation has at least three wood doors interspersed along the elevation. A recessed door appears to be located on the west portion of the elevation. The gables feature three groupings of six single-lite vinyl windows. In the center of the elevation features one grouping of three single-lite fixed vinyl windows. The rear/west elevation was not visible from the public right-of-way. The north elevation features three simple wood doors with three groupings of vinyl windows. The east portion of the elevation features a grouping of five single-lite fixed vinyl windows. The center portion of the elevation features four single-lite fixed vinyl windows. The west portion of the elevation features at least four single-lite fixed vinyl windows. The west portion of the elevation was difficult to see from the public right-of-way. The west portion of the elevation features a recessed door with a breezeway that connects the building to the north. The east elevation features a stucco wall.



Figure 6. 400 N Willow Avenue
SOURCE: *Google Maps*

The rectangular building located at 500 N Willow Avenue is clad in stucco between 1959 and 1966. The primary/south elevation features four wood doors interspersed along the elevation. The elevation is surmounted by a flat roof with one metal pole. In the gables, the elevation features three groupings of five wood sash windows. The west portion of the elevation features a recessed entrance. The west elevation was not visible from the public right-of-way. The north elevation features four wood doors interspersed along the elevation. The elevation features four groupings of five wood sash windows. The west portion of the elevation features an aluminum two-lite door with two large aluminum trimmed sidelights.



Figure 7. 500 N Willow Avenue
SOURCE: *Google Maps*

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8.** **Related Features:** None

B9a. Architect: Aldofo E Miralles b. Builder Not Available

***B10.** **Significance: Theme Parks and Recreational Development Area Rialto, CA**

Period of Significance 1950-1968 **Property Types:** Public building

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Ownership History

The original building that became the Community Center in the late 1970s was originally Watts Elementary School, a school started during the growth of the City of Rialto between 1948 and 1959. The fourth building of the Watts Elementary School was built between 1959 and 1966. During the 1950s, Watts Elementary School was used by

local citizens for elections. Watts Elementary school closed its doors in the 1970s due to a decline in enrollment. Negotiations started in 1976 for the purchase of the former Watts Elementary School to be used as a community center. By 1979, the City of Rialto bought the Watts Elementary School to build a community center (*The San Bernardino County Sun*). However, the former Watts Elementary School was used as a Community Center as early as 1975. Before buying the property, the Community Center rented the space from the Rialto Unified School District. Plans submitted to the City of Rialto show that the Community Center would add to the existing structure so that the city could enjoy a new "multi-purpose gymnasium, outdoor amphitheater, covered swimming pool, and expanded senior citizen facilities." The Community Center was to be built in three phases. The first phase included the "gymnasium, amphitheater, expansion of the senior citizen dining room, and a covered entry walk and central landscaped court." The second phase included a "new kitchen for the senior center and renovation of the existing buildings." The third phase included a "covered swimming pool and solar heating." The expansion project was directed by Adolfo E. Miralles, the architect and planner for the expansion. According to historic newspapers, it is unclear if he built the original building known as Watts Elementary School. In 1978, a newspaper stated that "the center now houses the Rialto Recreation and Parks Department, the Steel Workers Old Timers Foundation nutrition center, Multi Service Center East, adult education classes, and a county school district program for unwed pregnant teens" (*The San Bernardino County Sun*).

Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property originally was part of educational infrastructure development in the City of Rialto and was an elementary school. According to historical aerials, the subject property was built between 1959 and 1966 and between 1968 and 1980. The local educational development reflected in the four historic buildings was not part of a significant contribution to broad patterns in national, state, or local history. In the 1970s, the subject property was taken over by the City of Rialto Parks and Recreation and developed into a Community Center. The subject property improvements and expansions completed from the 1970s on by the Parks and Recreation do not fall within the City's educational development period of significance, and as these components of the property are not yet historic in age at the time of this evaluation, they are not included in this assessment. In sum, the subject property does not rise to significance for eligibility to be listed in the NRHP or CRHR at the national, state, or local level and is thus ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Research did not indicate that the subject property is known to be associated with people whose activities made demonstrable contributions to the history of the state, or the nation. The subject property is therefore ineligible under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property lacks architectural distinction, and it is not the work of a master. The construction of the elementary buildings from 1950s to the 1960s was a part of local educational development; however, several other elementary schools were also constructed during this time as part of the Rialto Union School District and retain their function and design. The four buildings that were constructed in the 1950s to 1960s are an example of the City of Rialto's historic education development but these are later examples of the period and a common architectural representation of the period. Furthermore, the subject property is a common and altered example of a Contemporary-style building. The subject property is therefore ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the area encompassing the subject property was graded during construction of the building and the subject property historic buildings have had windows, doors, and the cladding replaced at an unknown date. Furthermore, the breezeways appear to have been altered with the removal of metal poles. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property has evidence that associates 201 N Willow Avenue with the history related to the later development of the City of Rialto. However, several of the buildings on the subject property have been altered. Furthermore, no evidence suggests that the property is strongly identified with people of significance, who contributed to the culture, history or development of the city. The Community Center has been a part of the community since 1975, and therefore it is outside the period of significance for the City of Rialto. Therefore, the subject property is ineligible under Criteria 1/2/3.

No evidence suggests that the buildings on the subject property were built by master architects. Furthermore, according to historic newspapers, the subject property was altered in the late 1970s. Therefore, the subject property is an altered and common example of a Contemporary-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship and is not considered a good example of a period or style. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Barna, Valerie. 28 January 1975. "Rialto Action Committee sets two goals." *The San Bernardino County Sun.* P. 40.

Barna, Valerie. 6 February 1975. "Opposition Looms as talks start on community center." *The San Bernardino County Sun.* P. 62.

City of Rialto. Issued 19 January 2010. Permit No. 2010-0131.

City of Rialto. Issued 1 November 2010. Permit No. 2010-2310.

City of Rialto. Issued 8 November 2010. Permit No. 2010-2531.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Haite, Elaine. 22 October 1978. "City to seek advance community center funding." *The San Bernardino County Sun.* P. 17.

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Kelly, Dennis. 18 June 1977. "Community center sale back on trustee's agenda." *The San Bernardino County Sun.* P. 24.

Kelly, Dennis. 1 October 1977. "Racquetball proposal going to city council." *The San Bernardino County Sun.* P. 1.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

San Bernardino County Office of the Assessor. N.d. "201 N Willow Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 17 March 1979. "Block grant meeting set." P. 25.

The San Bernardino County Sun. 6 July 1976. "Council to consider purchase of site for community center." P. 28.

The San Bernardino County Sun. 15 July 1976. "Citizen advisory committee to discuss community center." P. 26.

The San Bernardino County Sun. 8 August 1978. "Community center master plan nearly complete." P. 45.

The San Bernardino County Sun. 21 September 1975. "Watts school use to be topic for council, trustees meeting." P. 69.

The San Bernardino County Sun. 19 November 1975. "School to be community center." P. 21.

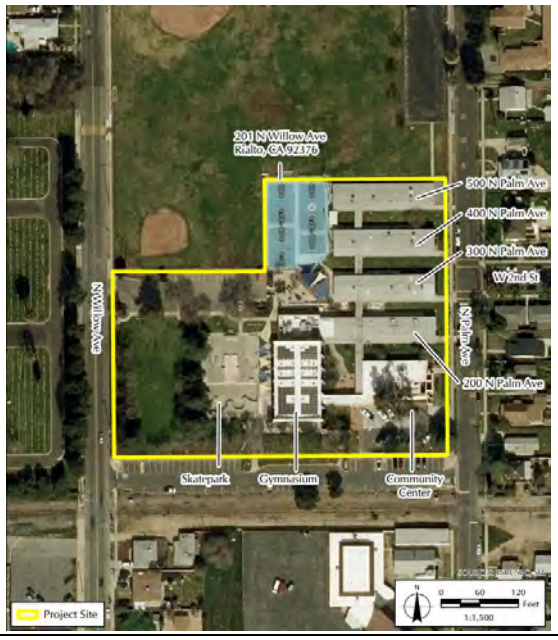
The San Bernardino County Sun. 25 November 1975. "Panel suggest limit on community center funds." November 1975. P. 19.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/21/2025

(This space reserved for official comments).



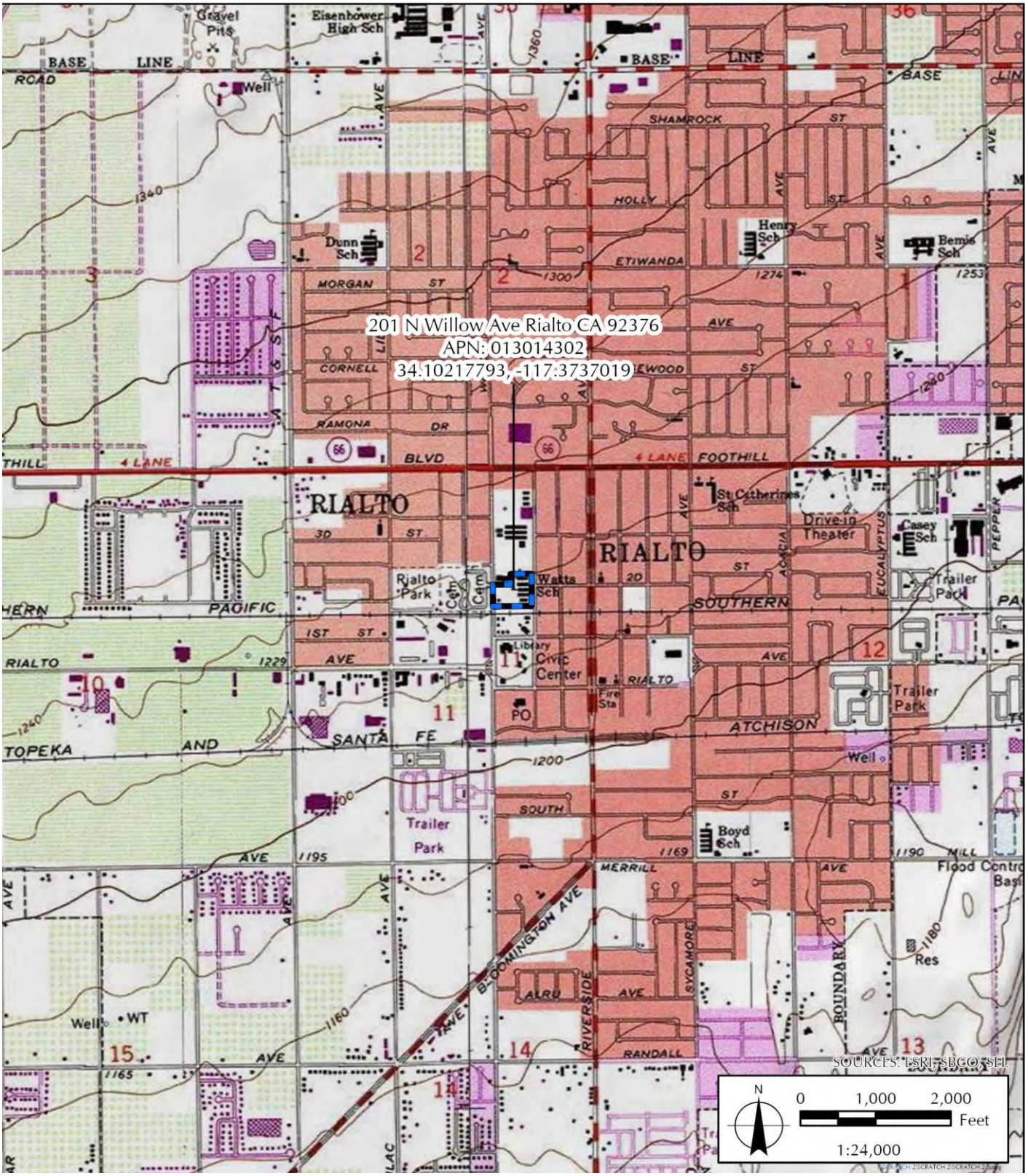
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-302, MR #11**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-015-111; MR #12**

P1. Other Identifier: 129 N Orange Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 129 N Orange Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465740.5 mE/ 3773496.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W 1st Street. Turn right onto N Orange Avenue. The subject property is on the right.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-015-111

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

The 7,000-square-foot (SF) subject property located at 129 N Orange Avenue includes a 572-SF, Craftsman-style single-family residence, built in 1913, and a detached garage in the rear of the property. The detached garage was not visible from the public right-of-way and therefore was not evaluated. The parcel is rectangular in plan. The residence is generally square in plan with a covered gable protruding from the front porch and an extension on the rear of the home. The subject property is surmounted by a gabled roof with a shed roof extension in the rear, clad in composition shingles. The residence is clad in horizontal wood clapboard. The subject property has a full-width porch, surmounted by a gabled roof with flat roof extensions on the north portion and south portion. The porch is supported by four square wood columns with a concrete base.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # C/A

***P6. Date Constructed/Age and Source:** 1913

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino Assessor

***P7. Owner:** James P. Belisto

Address 35081 Avenida La Cresta

City, State, Zip Murrieta, CA 92562

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/09/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 129 N ORANGE AVENUE, MR #12 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-015-111

B2. Common Name: 129 N Orange Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The subject property has a full-width porch, surmounted by a gabled roof with flat roof extensions on the north portion and south portion. The porch is supported by four square wood columns with a concrete base. The primary/west elevation features two large, double-hung wood windows positioned on the north portion and the south portion of the elevation. Both windows have prominent wood surround. In between the two double-hung windows is a front door. The front door is obscured by a metal screen door. The door has prominent wood surround. According to Google maps, the north elevation features three windows on the elevation. The east portion of the elevation features a single-lite fixed window with prominent wood surround. The center portion of the elevation features a large sliding wood window with prominent wood surround. The west portion of the elevation features another large sliding wood window with prominent wood surround. In the gables, there is one attic vent. The rear/east elevation features at least three windows with prominent wood surround. The south elevation featured a large sliding wood window on the west portion of the elevation with prominent wood surround. The center portion of the elevation featured a large wood sliding window with a metal awning surmounted above the sliding window. The east portion of the elevation featured a wood sliding window with prominent wood surround. The south portion of the parcel abuts the former Pacific Electric Railroad.

The San Bernardino Assessor states that the subject property was built in 1913. The original building permits were not available online or through the City of Rialto rendering unknown the original architect and builder. According to the City of Rialto, no building permits were issued for the subject property. According to Sanborn fire insurance maps, the subject property originally had a large porch in the rear of the building and a small, partial-width porch in the front of the building. It is unknown when the front porch was extended, but by 1968, historic aerials show the expansion to the full-width porch. It is unknown when the rear porch was enclosed on the subject property. However, between 1968 and 1976, a historic aerial showed that a small rear addition was added. Therefore, the enclosing of the porch most likely occurred by 1976.

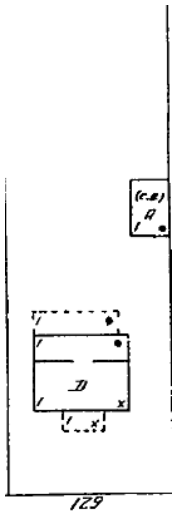


Figure 1. 1929-1932 Sanborn Fire Insurance Map

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area Rialto, CA**

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Research findings did not clarify ownership of the subject property between 1913 and 1960. The earliest known resident of 129 N Orange Avenue was Wilber Phillips. According to his obituary, he lived at the subject property at the time of his death in 1961. The obituary states that he had lived in Rialto for 12 years, but it is unclear if he lived at the subject property for all 12 years. Wilber Phillips was a hearth operator at Kaiser Steel for 32 years in Fontana, California. Research findings did not clarify ownership of the subject property between 1961 and 1981. The next known residents were Terrance J and Lynn E Knutson. According to a birth announcement, they lived at the subject property in 1981. The next known residents and owners of the subject property according to NeighborWho were James E Belsito and Tricia Belsito. According to deeds, they owned the subject property since 1986.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The residence constructed in 1913 is likely associated with the population growth that occurred in the City of Rialto due to the extension of the Pacific Electric Railway. The primary elevation has been altered with the full-width porch and additional alterations to the eastern elevation after the period of significance. Therefore, the primary elevation has been compromised and no longer conveys historical significance. Furthermore, coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not identify the subject property as a property that made significant contributions to the broad patterns of history at the national, state, and local level. Therefore, the subject property is ineligible for listing in in the NRHP and CRHR under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction, or represent the work of an individual and possesses high artistic value. The subject property is a common and altered example of a Craftsman-style home built in 1913. The residence has lost many of its character-defining features that are commonly associated

with style and is not a distinctive example of the architectural style. Therefore, the subject property is ineligible for the NRHP and CRHR under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that it associates 129 N Orange Avenue with history related to the City of Rialto or with persons significant to the city, or geographical and settlement patterns to the City of Rialto. Residential property is associated with the residential development in 1913, which was during the early development of the City of Rialto. However, the subject property's significance has been diminished by an addition to the east elevation and the extension of the partial-width porch to a full-width porch. Furthermore, persons who significantly contributed to the culture, history, or development of city are not known to be associated with the subject property. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is an altered example of a Craftsman-style house. The subject property has been altered with an addition to the east elevation and the extension of the porch in the

primary/west elevation. Therefore, based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

FrameFinder. 1938-1966. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "129 N Orange Avenue, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Historical Society. N.d. "Rialto-A short history." Accessed February 2025. https://www.rialtohs.org/history

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 586-595.

NeighborWho. n.d. Property search report 129 N Orange Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino County Office of the Assessor. N.d. "129 N Orange Ave." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 6 April 1961. "Wilber Phillips Obituary." P. 39.

The San Bernardino County Sun. 3 July 1981. P. 59.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 129 N ORANGE AVENUE, MR #12 ***NRHP STATUS CODE:** 6Z

***Date of Evaluation:** 04/09/2025



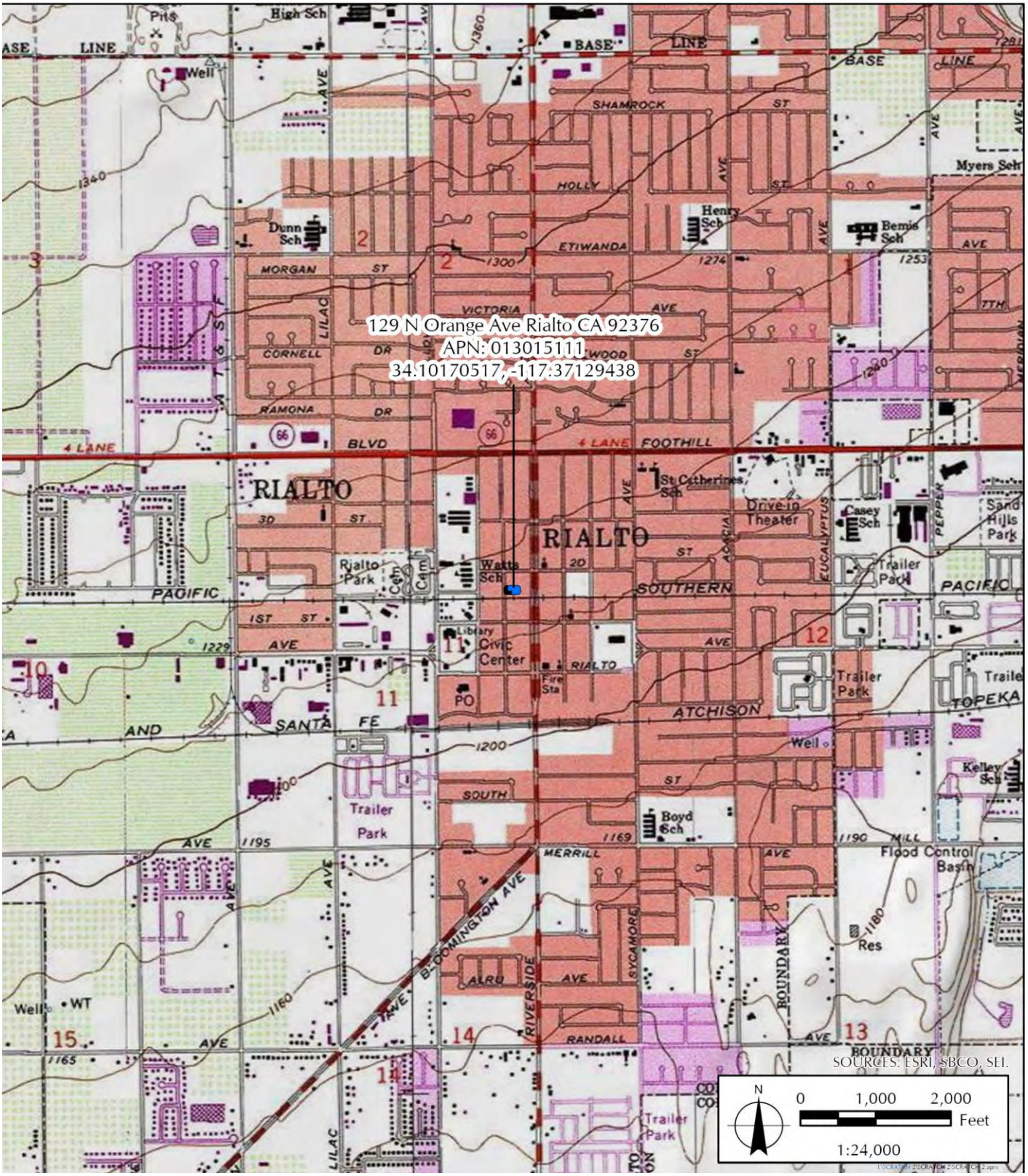
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-015-111; MR #12**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): **APN#** 013-015-121; MR #13

P1. Other Identifier: 124 N Riverside Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 124 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465799.2 mE/ 3773479.9 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Drive 1.6 miles. The subject property is on the right.
Elevation: 1242 feet above mean sea level Parcel #(s): 013-015-121

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 6,500 square feet (SF) subject property located at 124 N Riverside Avenue includes a 1,300-SF Folk National–style commercial building, constructed in 1898. The parcel is rectangular in plan. The building is irregular in plan. The building is surmounted by a hipped roof in the rear and a gabled roof over the front door with a shed roof extension on the northern portion, clad in composition shingles. The building is clad in vertical clapboard on the primary elevation and stucco on the other elevations.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/ East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1898
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1898 San Bernardino Assessor
***P7. Owner:** Rena M E Mease
Address PO Box 84
City, State, Zip Rialto, CA 92377
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 04/11/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N RIVERSIDE AVENUE; MR #13 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-015-121

B2. Common Name: 124 N Riverside Avenue

B3. Original Use: Residential B4. Present Use: Commercial

***B5. Architectural Style:** **Folk National**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The primary/east elevation features a front door located on the south portion of the elevation which is surmounted by a gabled roof. The front door is a commercial metal door with a large, single-lite fixed window. On either side of the front door are two single-lite, vinyl sidelights. The north portion of the elevation features a large single-lite fixed window. The south elevation features four sliding vinyl windows that appear at regular intervals along the south elevation. The south elevation appears to be clad in stucco. The rear/west elevation features one rear door located on the south portion of the elevation. The door is obscured by a metal screen door. The north elevation features five aluminum sliding windows at regular intervals along the north elevation. The north elevation appears to be clad in stucco. The south portion of the parcel abuts the former Pacific Electric Railroad.

According to a 1938 Sanborn fire insurance map, the footprint of the building was irregular, with the primary/east elevation featuring two planes. The Sanborn fire insurance maps noted that the south portion of the elevation was more recessed than the north portion of the elevation, which was an update from the 1911 Sanborn fire insurance maps.

The west elevation featured a porch located on the south portion of the elevation. A 1968 historic aerial shows that the subject property still retained the original footprint from the Sanborn fire insurance maps. By 1980, the footprint had changed to now be a rectangular footprint with an addition to the west portion of the primary elevation. At an unknown date the garage located in the northwest corner of the parcel was demolished. Building permits show that in 1972, a building permit was issued to build a freestanding electronic sign. A building permit was issued in 1990 to reroof the subject property. In 2011, a building permit was issued to reroof the subject property.

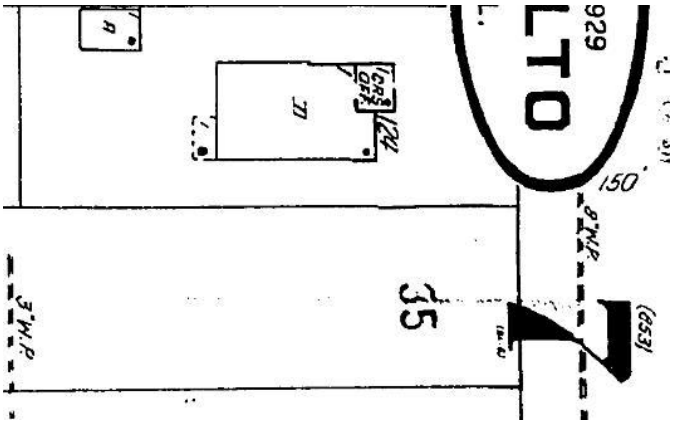


Figure 1. 1938 Sanborn Fire Insurance Map

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** **Residential and Commercial Development** **Area** Rialto, CA

Period of Significance 1898-1968 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to Sanborn fire insurance maps, the original purpose of the subject property was residential. Newspaper articles indicate that the subject property became a commercial property by the 1940s. According to newspaper articles from as early as 1947, the subject property was used as a real estate business. A 1947-1948 advertisement states that W. R. Garstang was using the subject property as a real estate business. In 1957, other advertisements indicate that R. D. Houghton worked on the subject property as a real estate agent. It is unclear if R.D. Houghton took over the real estate from W. R. Garstang. However, another advertisement from 1957 states that the real estate agents on the subject property were R. D. Houghton, R. D. Houghton Jr., and Homer Sponseller, indicating that W. R. Garstang may have no longer used the subject property as a real estate business. In 1965, another advertisement stated that the subject property was used to sell office supplies. In the 1980s, Gerald Beard bought the subject property and used it as a real estate business. Historic newspaper articles and NeighborWho show that Gearl Beard owned the subject property from sometime in the 1980s to 2000. In 2000, David Calderon bought the subject property and owned it until 2003, when the ownership changed to Sandra Calderon. Sandra Calderon owned the subject property until 2004, when she sold it to La Joya Trust. The subject property has had a variety of different businesses over the years. As of 2015, it was used as a funeral chapel.

Evaluation

National Register of Historic Places and California Register of Historical Resource

Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is associated with residential development due to the railroad and eventually the Pacific Electric Company and is an example of development in the area, however, its date of construction occurs several decades after the initial expansion of the City of Rialto and its construction does not appear to be directly related to the presence of the Pacific Electric Line. Furthermore, the subject property was used as an early commercial building in the area. The building retains its location, setting, and association to the adjacent Pacific Electric Railway; however, the integrity of the design, materials, and workmanship have been diminished. The primary elevation has been altered with a change of cladding, doors, and windows to serve a variety of different residential and commercial enterprises. Furthermore, additional alterations included the removal of a secondary building in the rear of the property. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common and altered example of Folk National style and no longer represents a good or distinctive example of the style.

Furthermore, the subject property was not a work of a Master Architect, therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic* district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 124 N Riverside Avenue with history related to the City of Rialto or with persons significant to the city. The subject property is associated with the early residential and commercial patterns associated with the development of the City of Rialto. However, the subject property has changed and no longer represents the period of significance of the development history of the City of Rialto. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Despite the subject property being built during the period of significance in the City of Rialto, the subject property's footprint has changed, altering the primary and rear elevation. Furthermore, the subject property has been altered with the replacement of aluminum and vinyl windows and a replacement door. Based on the visual inspection,

the Folk National–style building does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Bloomington News. 8 August 1957. P. 15.

City of Rialto. Issued 25 January 1990. Permit No. 90000207.

City of Rialto. Issued 12 December 2011. Permit No. 2011-3045.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Press. 30 December 1982. P. 17.

FrameFinder. 1938 and 1952. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "124 N Riverside Avenue, Rialto." Accessed February 2025. https://www.google.com/maps

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Folk National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 135-147.

NeighborWho. n.d. Property search report for 124 N Riverside Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Record. 12 February 1959. P. 18.

San Bernardino County Office of the Assessor. N.d. "124 N Riverside Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

The San Bernardino County Sun. 30 May 1948. P. 32.

The San Bernardino County Sun. 29 May 1948. P. 22.

The San Bernardino County Sun. 11 August 1947. P. 15.

The San Bernardino County Sun. 20 June 1979. P. 64.

The San Bernardino County Sun. 5 September 1980. P. 78.

The San Bernardino County Sun. 19 June 1981. P. 69.

The San Bernardino County Sun. 14 October 1982. P. 23.

The San Bernardino County Sun. 2 December 1982. P. 15.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/11/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



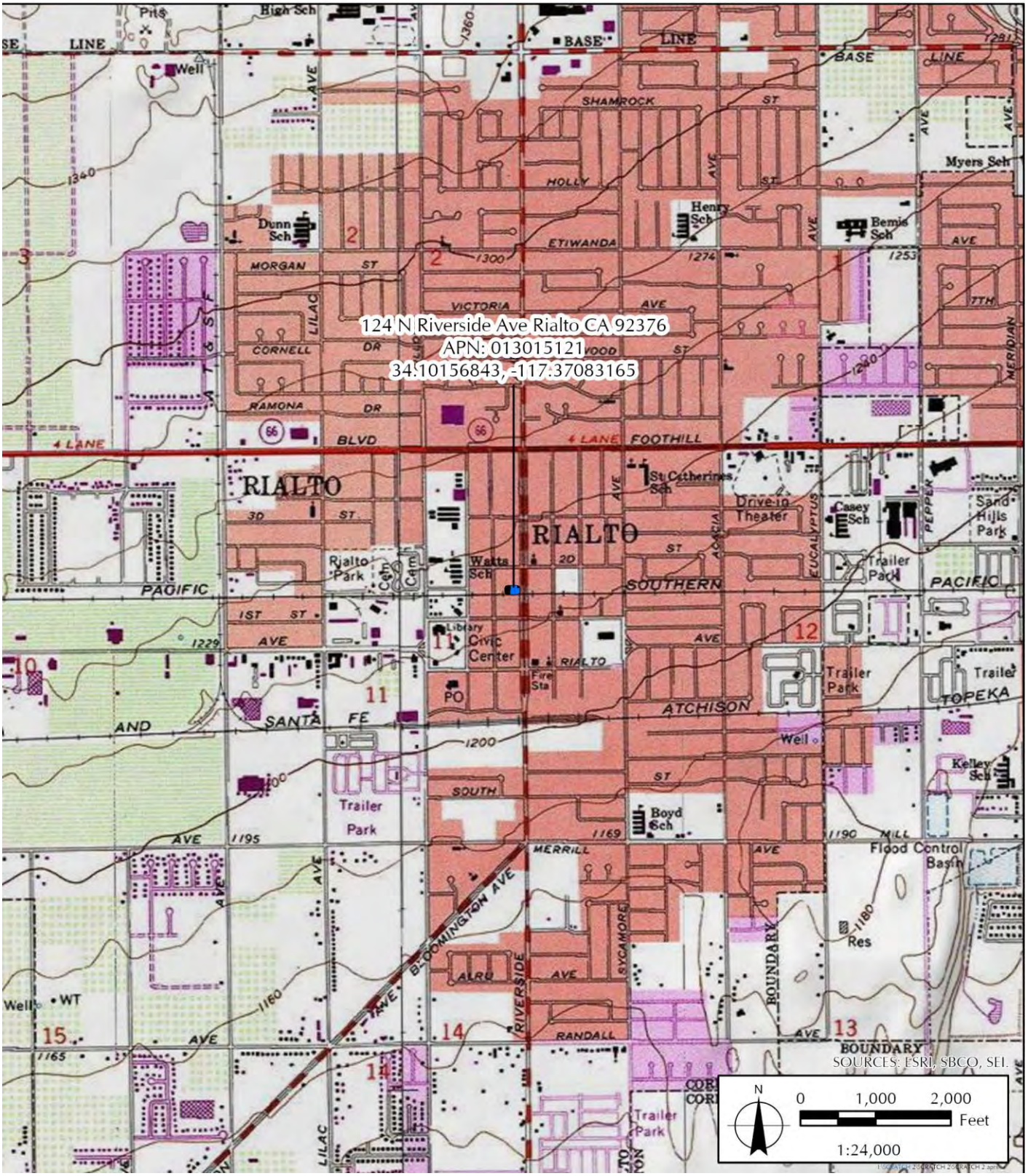
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-015-121; MR #13**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): APN: 013-015-148; MR #14**

P1. Other Identifier: 013-015-148

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 120 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465807.7 mE/ 3773448.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. The subject property is on the right.
Elevation: 1236 feet above mean sea level Parcel #(s): 013-015-148

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 3,685-square-foot (SF) subject property located at 120 N Riverside Avenue includes a 1,058-SF Contemporary-style commercial building, constructed between 1968 and 1975. The property is square in plan. The one-story building is rectangular in plan. The building is surmounted by a flat roof with shed roof extensions, clad in concrete and composition shingles. The building is clad in a mixture of stucco and brick.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1968 - 1975
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1968-1975 historic aerials
***P7. Owner:** Rialto Chamber of Commerce
Address 120 N Riverside Avenue
City, State, Zip Rialto, CA 92376
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 04/15/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 120 N RIVERSIDE AVENUE; MR #14 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-015-148

B2. Common Name: 120 N Riverside Avenue

B3. Original Use: Single-Family Residence and Commercial B4. Present Use: Commercial

***B5. Architectural Style:** **Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The primary/east elevation features several large windows and a front door. The south portion of the elevation features two large aluminum fixed windows. The north portion of the elevation features a front door and a large, fixed aluminum window. The double doors are made of metal with two large, fixed windows. On either side of the doors are two rectangular lanterns. To the right (north) of the door is a large, fixed aluminum window. A brick base with a rectangular sign is located on the south portion of the parcel with the words "Rialto Chamber of Commerce" in cursive letters. The south elevation features a stucco wall with no brick cladding. The rear/east elevation could not be seen from the public right-of-way. The north elevation features two vinyl replacement sliding windows. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

A demolition permit was issued for the subject property in June of 1961 to demolish the then extant residential building on the subject property. An original construction date for the now demolished building is unknown but is assumed to have been constructed prior to 1960. Historic aerials show that the extant subject property was built between 1968 and 1975. According to occupancy permits, the subject property was used as a real estate office in 1969. In July 1969, a building permit was issued to build a sign on the subject property. In 1980, a building permit was issued to build an addition of about 595 SF to the subject property, changing the original footprint of the subject property. The addition was designed by Jay Wheaton, a local architect, who designed several of the public buildings in the City of Rialto. It is unclear if he designed the original building. In 1987, another building permit was issued to move the front door on the primary elevation 18 feet north to accommodate space for a new window. Between March 2018 and March 2019, the sign was changed.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial and Residential Development **Area** Rialto, CA

Period of Significance 1961-1975 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

The extant subject property was built between 1968 and 1975. According to historic newspapers, the subject property was advertised as a three-bedroom building zoned for both residential and commercial. By July 1969, the subject property was used as a real estate office. The real estate office continued to have advertisements in the local newspaper until 1970. It is unclear how long Tom Price and Sons occupied the subject property. The subject property was used until 1975 as a real estate office. As of June 1975, the subject property has been occupied by the Chamber of Commerce. According to the Chamber of Commerce website, the Chamber of Commerce has been an active member of the community since 1907. The Chamber of Commerce is a "voluntary group of actively concerned businesspeople and citizens who have banded together to advance commercial and civic interest of our community."

Evaluation

National Register of Historic Places and California Register of Historical Resources:

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The original demolished building of the subject property may have been linked to this early City settlement and initial expansion, or possibly the post-World War II residential and industrial expansion. However, the current commercial building postdates the period of significance of the Pacific Electric Railway and post-World War II era. Furthermore, coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property is part of history that would have made a significant contribution to broad patterns at the national, state, or local level. Similarly, the use of the building to house the Chamber of Commerce postdates its establishment by over 60 years and is not associated with the establishment of the Chamber of Commerce or significant events in the history of the Chamber of Commerce. Therefore, the subject property is ineligible under Criterion A/1.

According to historic newspapers and building permits, the Chamber of Commerce has owned the subject property since 1975. The Chamber of Commerce was established in the community since 1907, but the subject property was owned by other owners in the 1950s and 1960s. The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common and altered example of a vernacular-style commercial building. The subject property has had an addition that has altered the footprint of the subject building, and the primary elevation being significantly changed with doors and windows moving. Due to the alterations to the building, the subject property is not a distinctive example of the Contemporary style and is also not known to be the work of a Master Architect. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 120 N Riverside Avenue with history related to the City of Rialto or with persons significant to the city. Furthermore, the subject property is not strongly associated with the early residential development of the City of Rialto. The subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The subject property is a common and altered example of a Contemporary-style building. The primary elevation has been significantly altered with the addition of a new window. The subject property has also had an addition to the overall subject property changing the footprint of the building. Therefore, based on visual inspection the commercial building on the parcel does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto. Issued 14 June 1961. Permit No. 16558.

City of Rialto. Issued 17 June 1969. Permit No. 26641.

City of Rialto. Issued 24 July 1969. Permit No. 26803.

City of Rialto. Issued 27 February 1980. Permit No. 44692.

City of Rialto. Issued 7 July 1987. Permit No. 8701102.01.

City of Rialto. Issued 10 March 1988. Permit No. 47614.

City of Rialto. Issued 16 February 1990. Permit No. 90000485.

City of Rialto. Issued 10 August 1992. Permit No. 92001484.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. N.d. "120 N Riverside Avenue, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 629-649.

NeighborWho. N.d. Property search report for 120 N Riverside Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Chamber of Commerce. N.d. "Home." Accessed April 14, 2025. https://www.rialtochamber.com/

Rialto Record. 11 July 1947. "Thomas Sharp buried with Masonic services." P. 1.

Rialto Record. 8 February 1946. "Tom Sharp home for birthday." P. 8.

Rialto Record. 8 February 1946. "Veteran back at old job as P.E. bus driver." P. 1.

Rebello-Rees, Kathy. 24 November 1976. "1977 Miss Rialto Pageant moved to March 26." *The San Bernardino County Sun.* P. 22.

San Bernardino County Office of the Assessor. N.d. "120 N Riverside Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 9 February 1969. P. 70.

The San Bernardino County Sun. 10 October 1975. P. 42.

The San Bernardino County Sun. 29 June 1975. P. 30.

The San Bernardino County Sun. 19 December 1978. P. 29.

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 120 N RIVERSIDE AVENUE; MR #14 ***NRHP STATUS CODE:** 6Z

The San Bernardino County Sun. 8 May 1984. "Miss Rialto aspirants to be in chamber's fashion show." P. 11.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/15/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



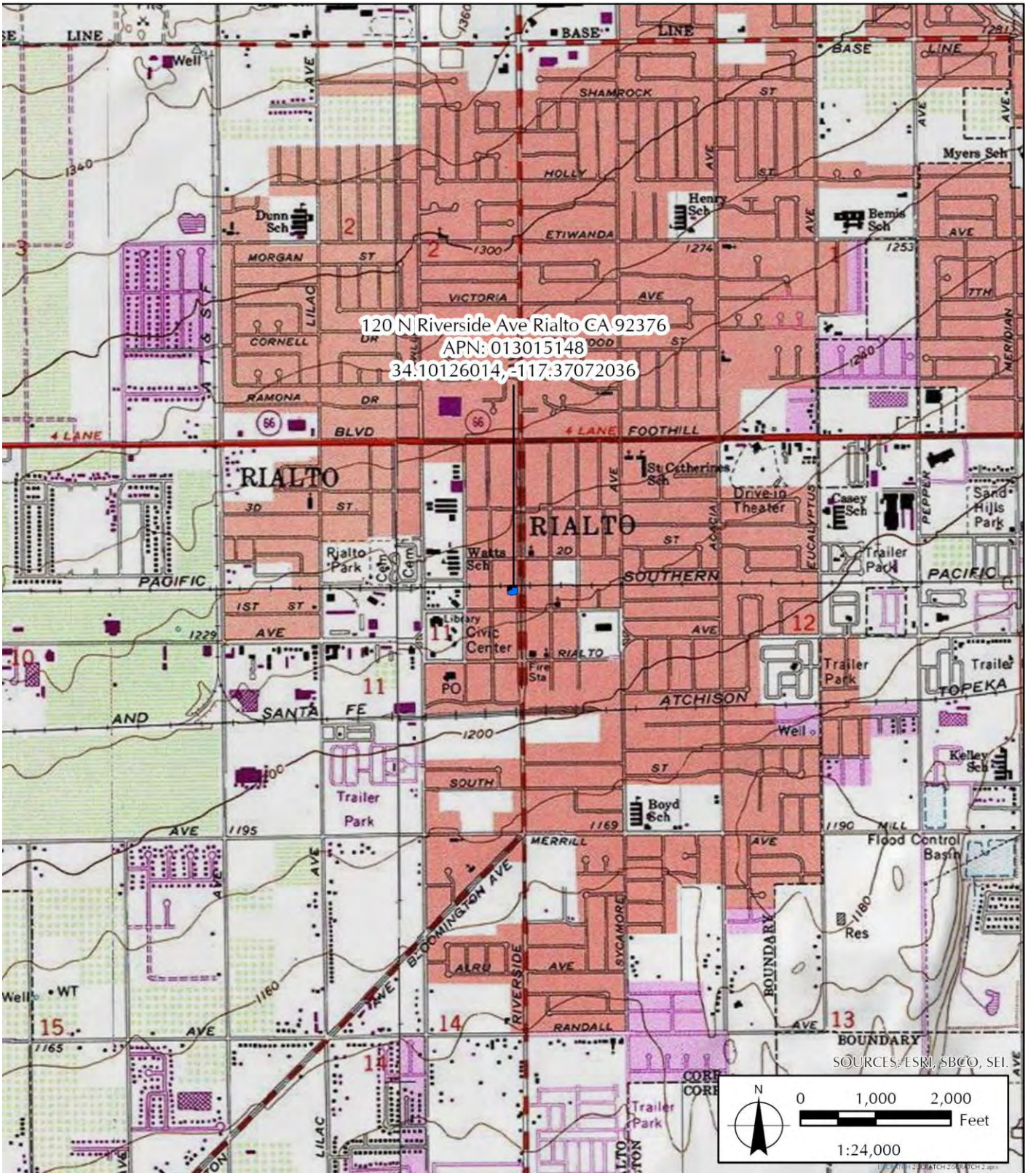
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-015-148; MR #14**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



*** Required information**

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder):** APN 013-016-120

P1. Other Identifier: 12 N Olive Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 112 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465933.4 mE/ 3773437.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 91 for Riverside Avenue. Turn right onto N Riverside Avenue. Turn left onto E 2nd Street. In 423 feet, turn right onto N Olive Avenue. The subject property is on the right.
Elevation: 1121 feet above mean sea level Parcel #(s): 013-016-120

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 7,000-square-foot (SF) subject property located at 112 N Olive Avenue includes a 1,078-SF Craftsman with Tudor Revival elements single-family residence constructed in 1910. The one-story residence is rectangular in plan. The residence is surmounted by a gabled roof, clad in composition shingles.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1910
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1910 San Bernardino Assessor.
***P7. Owner:** Samuel Clark, Jr.
Address 112 N Olive Avenue
City, State, Zip Rialto, CA 92376
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Address Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 3/20/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 112 N OLIVE AVENUE; MR #15 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-016-120

B2. Common Name: 112 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman with Tudor Revival elements**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
According to building permits and historic newspapers, the Tudor family lived on the subject property from 1953 to at least 2010. According to NeighborWho, the subject property was sold from the Tudor family to Samuel Jr. and Gisela Clark in July 2017. In 1962, Kuzma Tudor built a garage on the subject property located in the northwest portion of the parcel. In 1985, Stana Tudor reroofed his building with fiberglass shingles squares. In 2010, the subject property was again reroofed by Andro Tudor. According to Google imagery, between 2023 and 2024, the primary/east elevation windows were replaced with vinyl.

The primary/east elevation features two sliding windows, a full-width porch, a door, and a square attic vent in the eaves. Leading up to the full-width porch is a narrow concrete walkway with three concrete steps. The concrete steps have a metal railing on either side. In the center of the elevation, a two-paneled wood door has an oval decorative window. The two large sliding windows on either side of the door have prominent wood surround. The porch is surmounted by a gabled roof extension with two prominent square pillars on either side of the porch. The porch is enclosed by a half wall clapboard fence. In the eaves of the primary elevation features a large square attic vent. The residential property is clad in horizontal clapboard and brick. On the south elevation several windows with prominent wood surround are featured. The south elevation is obscured by a wood fence. The rear/west elevation was not visible from the public right of way; however, aerial imagery indicates that there may be a detached garage located at the rear of the property. The detached garage was not visible from the public right-of-way and therefore was not evaluated in this report. The north elevation features at least one window with prominent wood surround. The south elevation is obscured from the public right of way with a block wall. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property constructed in 1910 is likely associated with the population growth that occurred in the City of Rialto due to the Pacific Electric Railway line. The home retains its location, setting, and association to the Pacific Electrical Railway, but it has lost integrity of design, materials, and workmanship. The primary elevation has lost significant integrity with the loss of doors, windows, and the replacement of the roof, which postdates the period of significance for the residence. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion A/1.

Based on review of census data, newspaper articles, property records, and other online sources, the subject property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore ineligible for listing in the NRHP and CRHR under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess a high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction. Based on research, the subject property is not a work of a Master Architect. The residence is a modest and altered example of a Craftsman-style residence and does not retain character-defining features that are commonly associated with the style and are not a distinctive example of an architectural style. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 112 N Olive Avenue with history related to City of Rialto or with persons significant to the city, or geographical patterns to city of Rialto. Residential property is associated with the residential development in 1910, which was during the early development of the City of Rialto. However, the subject property integrity has been compromised by new vinyl windows replaced in 2023 and a new front door. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Craftsman-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued 27 August 1962. Permit No. 8053.

City of Rialto. Issued 13 September 2010. Permit No. 2010-2118.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. N.d. "112 N Olive Avenue, Rialto" Accessed February 2025. https://www.google.com/maps/place/112+N+Olive+Ave,+Rialto,+CA+92376/@34.1011687,-117.371922,909m/data=!3m2!1e3!4b1!4m6!3m5!1s0x80c34d669470ca9d:0xe66d3d26b55b1978!8m2!3d34.1011687!4d-117.3693471!16s%2Fg%2F11c0ys686k?entry=ttu&g_ep=EgoyMDI1MDIxMS4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 567-581.

NeighborWho. N.d. Property search report for 112 N Olive Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. "112 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 2 June 1946. "Ninth Grade Class Honored Guests at School Gathering," p. 16.

The San Bernardino County Sun. 19 February 1953. "30 Men Join Marines in City During Month," p. 10.

The San Bernardino County Sun. 27 October 1955. "With County Men in Service," p. 17.

The San Bernardino County Sun. 24 May 1983. "Kuzma Tudor, Rialto," p. 32.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/20/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



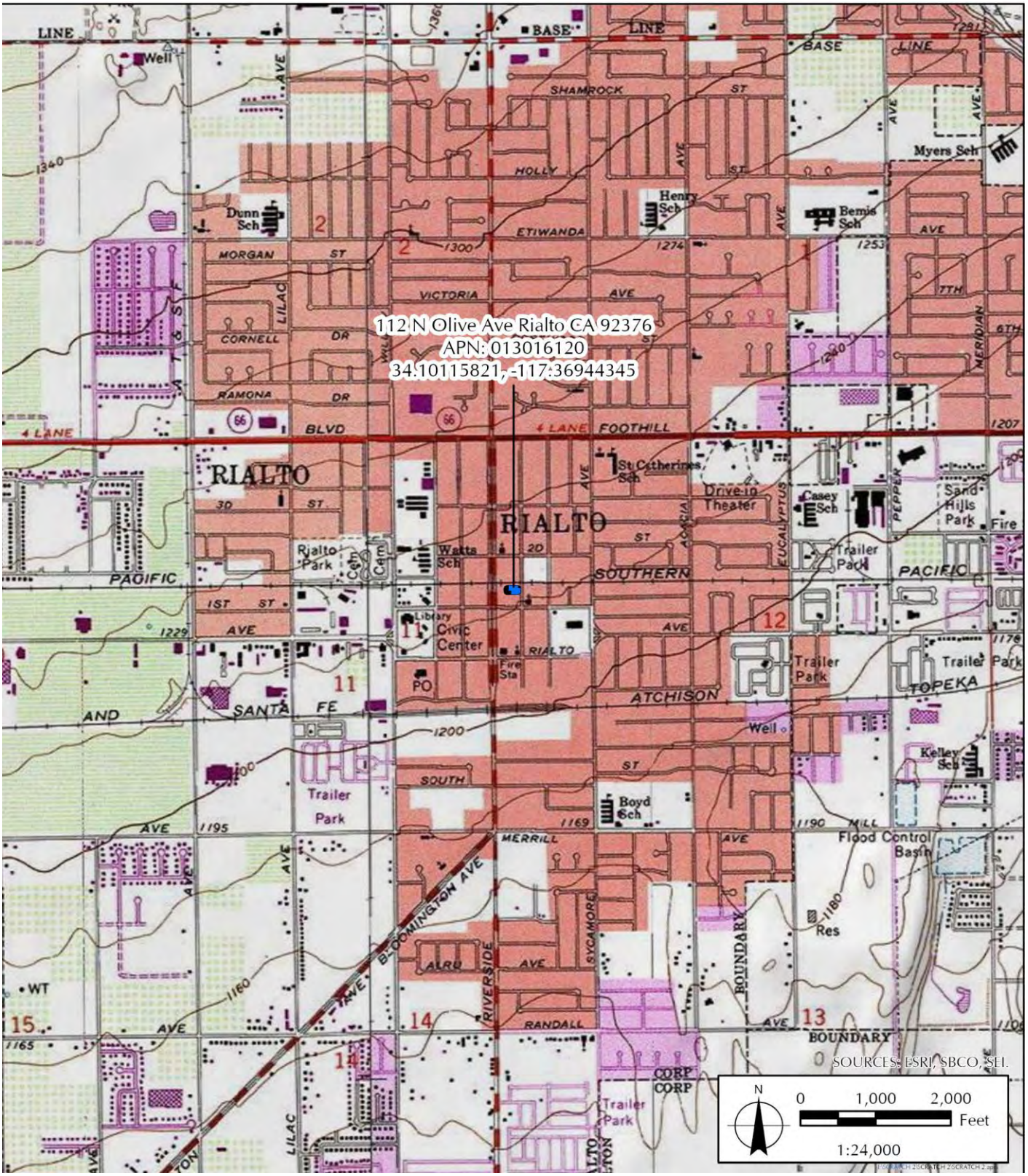
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-120**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-017-106; MR #16**

P1. Other Identifier: 113 N Olive Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 11S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.M. **B.M.**

c. Address 113 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465978.8 mE/ 3773435.0 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 1.6 miles. Turn left onto E 1st Street. In 0.1 mile turn left onto N Olive Avenue. Subject property is on the right.

Elevation: 1,230 feet above mean sea level Parcel #(s): 013-017-106

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

The 7,000-square-foot (SF) subject property located at 113 N Olive Avenue includes an approximately 3,000-SF Craftsman-style religious building constructed in between 1907 and 1911. The parcel is rectangular in plan. The building is roughly square in plan with protrusions for an entry stair. The religious property is surmounted by a cross-gabled roof, clad in composition shingles. The primary/west elevation features two sliding windows, a wood front door, and a rectangular attic vent. The subject property is clad in horizontal clapboard with cinderblock featured in the gables. The gables feature a rectangular attic vent. On the primary/west elevation, two decorative brackets are featured on the northern portion and the southern portion.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property; HP16: Religious Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1907-1911

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** International Church/Foursquare

Address P.O. Box 1209

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 02/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 113 N OLIVE AVENUE; MR #16 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-106

B2. Common Name: 113 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Religious

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
Sanborn fire insurance maps document the subject property was built between 1907 and 1911. At an unknown date, two windows located on the primary/west and north elevation were replaced with aluminum. Building permits stated that in 1992, the front porch of the primary elevation was enclosed to be converted into a worship/dining area. This addition added 232 SF to the existing building. It is possible that at the time of the enclosure of the porch, the four aluminum windows were added to the primary elevation and to the north and south elevation.

A concrete walkway with four concrete steps provides access to the front door of the religious building. On either side of the concrete steps are modest cement piers. The four-paneled wood front door is surrounded by wood surround. On either side of the wood door are two sliding windows trimmed in aluminum. The window located on the northern portion of the elevation is obscured by a shrub. The north elevation is clad in clapboard with four windows. Three windows on eastern portion of the elevation feature double hung wood windows with prominent wood surround. The window located on the western portion of the elevation is a sliding aluminum window. The rear/west elevation was not visible to public right-of-way and was not accessible due to the church parking lot being closed to the public. The south elevation features eight windows and a chimney. In the western portion of the elevation features one aluminum trimmed sliding window, two small wood casement windows, and a stucco chimney. The center portion of the elevation features a picture window that extends from the elevation with three double-hung wood windows. The picture window extension is surmounted by a shed roof. The eastern portion of the elevation features two wood double-hung windows. The property is surrounded by a linked metal fence that encompasses the whole church property. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Religious Development and Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Originally, the subject property may have been owned by the First Congregational Church of Rialto. According to Sanborn fire insurance maps, the subject property was built between 1907 and 1911. Starting in the 1950s, the subject property was owned by International Church/Foursquare Gospel, also known as Rialto Foursquare Church (*Daily Press*). The International Church of the Foursquare Gospel was started on January 1, 1923, by Aimee Semple

McPherson. The Rialto Foursquare Church's use of the subject property began with the shift of Rialto to a more residential community.

Evaluation

National Register of Historic Places/California Register of Historical Resources

The building on the property is a religious building which is not normally eligible for consideration for listing in the NRHP and has been evaluated to verify that that it does not fall within an exceptional category for consideration for eligibility for listing, such as deriving primary significance form architectural or artistic distinction, a surviving structure associated with a historic person or event, a birthplace or grave for a historical figure for which there is no surviving site associated their productive life, a cemetery that derives its significance from design, a reconstructed building as part of a master plan, a property conveying with symbolic value invested in its own significance, or a building that is more than 50 years old and of exceptional importance.

The original church in Rialto is the First Christian Church of Rialto, located at 201 N Riverside Drive. The First Christian Church was founded in 1905 and was built between 1906 and 1907 to serve the community of the City of Rialto. The church was later purchased by Dr. Merlin Hendrickson to prevent its demolition and as of 2025 was serving as the Kristina Dan Hendrickson Cultural Center. The First Methodist Church and the Congregational Church also date to the early development of the City, both of which are no longer standing. The Church directory for the City of Rialto lists 48 churches. The religious building located at 113 N Olive Avenue been occupied by the Foursquare since 1973. The religious building is more than 50 years old but is not of exceptional value, is not associated with a specific event marking an important moment in American history, nor is it a good representation of early-20th-century development within the City of Rialto, or represent a style of construction that held a significant contribution to the development of the City of Rialto. Therefore, the subject property is ineligible under Criterion A/1 for inclusion in the NRHP and CRHR.

Under Criterion B/2, the City building record, historic news publications, or other online sources do not identify owners and residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the property is ineligible for listing in the NRHP or CRHR under Criterion B/2.

There is no cemetery associated with the property. The building and property are commonplace and convey no symbolic value. The subject property primary elevation has been altered with the enclosure of the porch and the addition of two aluminum windows on the primary elevation, and therefore, it is a common and altered example of a Craftsman-style building. Under Criterion C/3, the property is ineligible for inclusion in the NRHP and CRHR as it lacks architectural distinction, and it is not the work of a master architect or builder.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the city's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district*, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered that it associates 113 N Olive Avenue with history related to the City of Rialto or with people significant to the city or geographical patterns to the city of Rialto. The religious property is associated with both the religious and residential development between 1907 and 1911, which is in the period of significance. However, the subject property has not retained significant integrity with the addition to the primary elevation and the addition of two aluminum windows, which was outside the period of significance of the early religious development in the area and the residential development of the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Craftsman-style home. Furthermore, the primary elevation has been altered with the porch's enclosure and the replacement aluminum windows on the primary, north, and south elevations. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** *Bloomington News.* 21 March 1952. "Foursquare Church Notes End of First Year." P. 5.

City of Rialto. Issued 1 January 1992. Permit No. 8811221.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Press (Victorville, CA). 12 September 1985. P. 32.

Foursquare International Church. N.d. "History." Accessed February 2025. https://www.foursquare.org/about/history/

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 753-765.

NeighborWho. N.d. Property search report for 113 N Olive Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. N.d. "113 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



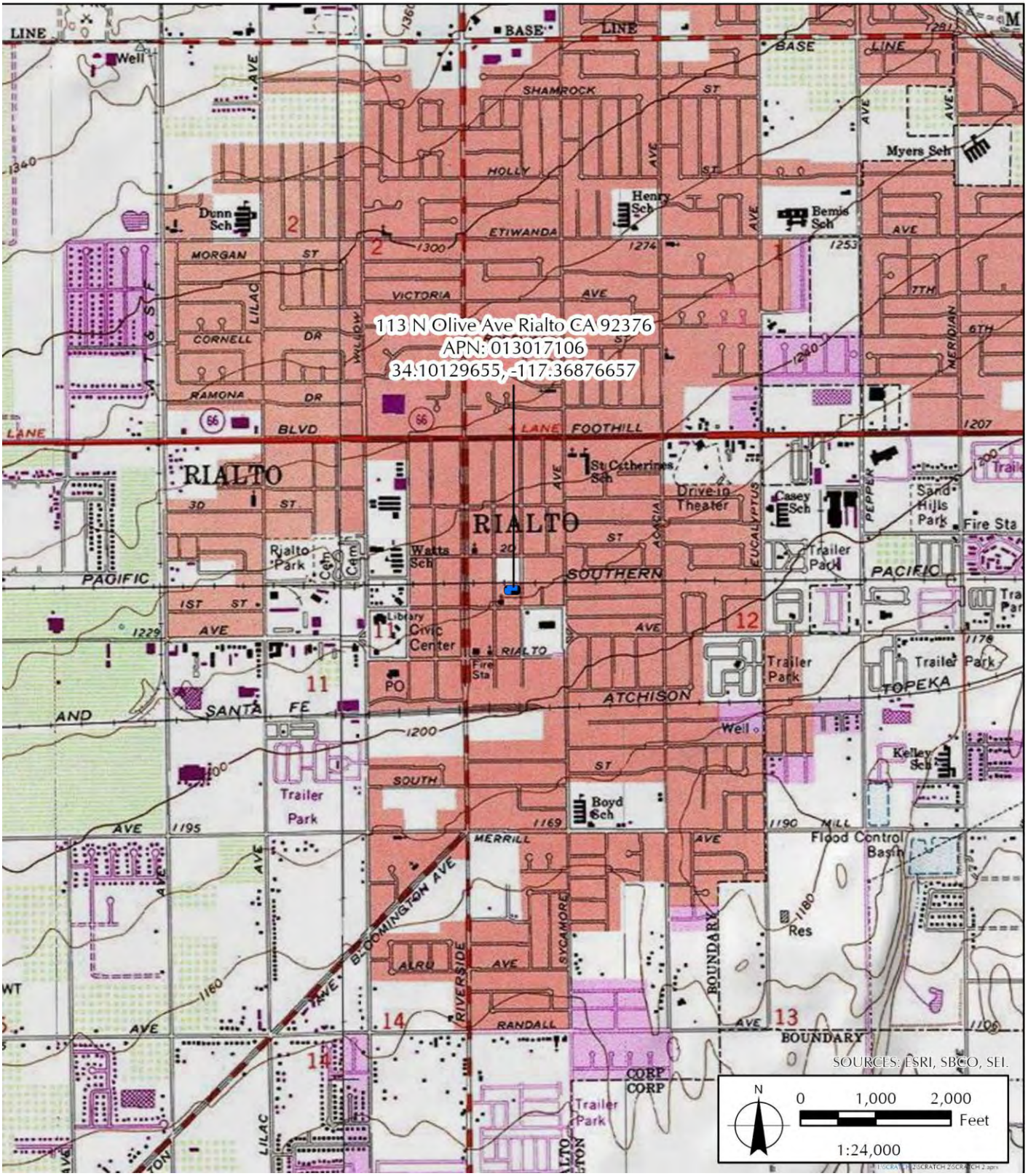
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-106; MR #16**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 112 N Date Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 112 N Date Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466036.0 mE/ 3773435.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel for 1.5 mile. Turn left onto E 1st Street. In 0.1 mile turn left onto N Date Avenue.
Elevation: 1,230 feet above mean sea level Parcel #(s): APN: 013-017-018

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 7,000-square-foot (SF) subject property located at 112 N Date Avenue includes a 2,112-SF Minimal Traditional-style triplex residential building, built in 1955 and based on Google Maps aerials a detached garage. The detached garage was not visible to the public right-of-way and therefore not evaluated. The parcel is rectangular in plan. The residential building is irregular in plan. The triplex is surmounted by a complex hipped roof clad in composite shingles. The residence is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1955
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1955 San Bernardino Assessor.

***P7. Owner:**	Martha Marquez
Address	5213 Bushnell Avenue
City, State, Zip	Riverside, CA 92505
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA 91107
***P9. Date Recorded:**	02/14/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 112 N DATE AVENUE; MR #17 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-118

B2. Common Name: 112 N Date Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
Sanborn fire insurance maps were not available for this subject property; the architect and builder are unknown. The subject property was constructed in 1955. The primary/east elevation features a large, fixed aluminum window to the south of a wood door. Two cement steps lead up to the front door. The center plane of the primary elevation features another large, fixed two-lite aluminum window and a simple wood door. Two concrete steps lead up to the front door of that elevation. On the north portion of the primary/east elevation features two wood garage doors. The south elevation features three planes with the east portion more recessed than the other two planes. The west portion of the elevation features one large aluminum two-lite fixed window. The center portion of the elevation features two windows. The window located on the left (west) of the elevation is a large sliding tripartite aluminum window. The window located on the right (east) is a four-lite aluminum fixed window. The east portion of the elevation features a large, fixed aluminum window. The rear/west elevation features two aluminum windows. The visibility of the north elevation is partially obscured from the public right of way by a concrete masonry block wall next to the residence. From Google maps, the north elevation features a wood door and two windows. To the north of the parcel is the former Pacific Electric Railroad right-of-way.

The earliest known owner of the subject property was Fred Litka Jr. and Shirley Litka. According to research, Fred Litka's father was the Chief of Police, however there is no indication that he owned or resided at the subject property. Deeds available from NeighborWho indicate that Fred Litka Jr. and his wife, Shirley Litka, owned the subject property. In 2010, Ubaldo M Stoto requested a permit to change out the six windows on the primary elevation. However, the permit expired and from visual inspection, it appears that the windows remain aluminum windows. However, the aluminum windows were most likely not the original windows of the house.

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1946-1970 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property constructed in 1955 is an example of a residential single-use property that reflects the post-World War II rapid residential and industrial expansion occurring throughout California. It is an unexemplary example of residential buildings common throughout the post-World War II era. Although the triplex is in proximity to the Pacific Electric Railway, the triplex does not represent a specific event in relation to the Pacific Electric Railway or make a significant contribution to the development of the City of Rialto. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made or is representative of significant contributions to the broad patterns of history at the national, state, or local levels. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. The earliest known owner of the subject property was Fred Litka Jr. and Shirley Litka. Fred Litka Jr. and Shirley Litka were not mentioned in historic newspapers other than marriage and obituaries. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for inclusion in the Registers under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common example of a Minimal Traditional residential building and lacks distinction. Therefore, under Criterion C/3, the property is recommended ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the city's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 112 N Date Avenue with history related to City of Rialto or with persons significant to the city, or geographical and settlement patterns to the city. Residential property is associated with residential development in the 1950s, but it is outside the period of significance of the residential development in the City of Rialto. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. The earliest known owner of the subject property was Fred Litka Jr., the son of the chief of police of Rialto. Fred Litka Jr. worked for San Bernardino Public Works before retiring. Fred Litka Jr. and his wife, Shirley Litka, are only mentioned in historic newspapers for significant life events, such as marriage and death. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Minimal Traditional home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an establish and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued 14 September 2009. Permit No. 2009-2360.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Press. 22 October 2011. "Fred Litka Jr." Accessed February 2025. https://www.legacy.com/us/obituaries/vvdailypress/name/fred-litka-obituary?id=20155658

Google Maps. N.d. "112 N Date Avenue., Rialto." Accessed February 2025. https://www.google.com/maps/place/112+N+Date+Ave,+Rialto,+CA+92376/@34.1011829,-117.3707662,17z/data=!3m1!4b1!4m6!3m5!1s0x80c34d66c83fe9bb:0xdaf7b0f7982de261!8m2!3d34.1011829!4d-117.3681913!16s%2Fg%2F11c1555b85?entry=ttu&g_ep=EgoyMDI1MDIxMS4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 586-595.

NeighborWho. N.d. Property search report for 112 N Date Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Police Benefit Association. N.d. "Police Department History." Accessed February 2025. https://rialtopba.com/index.php/about/police-department-history

San Bernardino County Office of the Assessor. N.d. "112 N Date Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 August 1932. "Rialto Child May Never Regain Use of Left Arm." P. 14.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/14/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



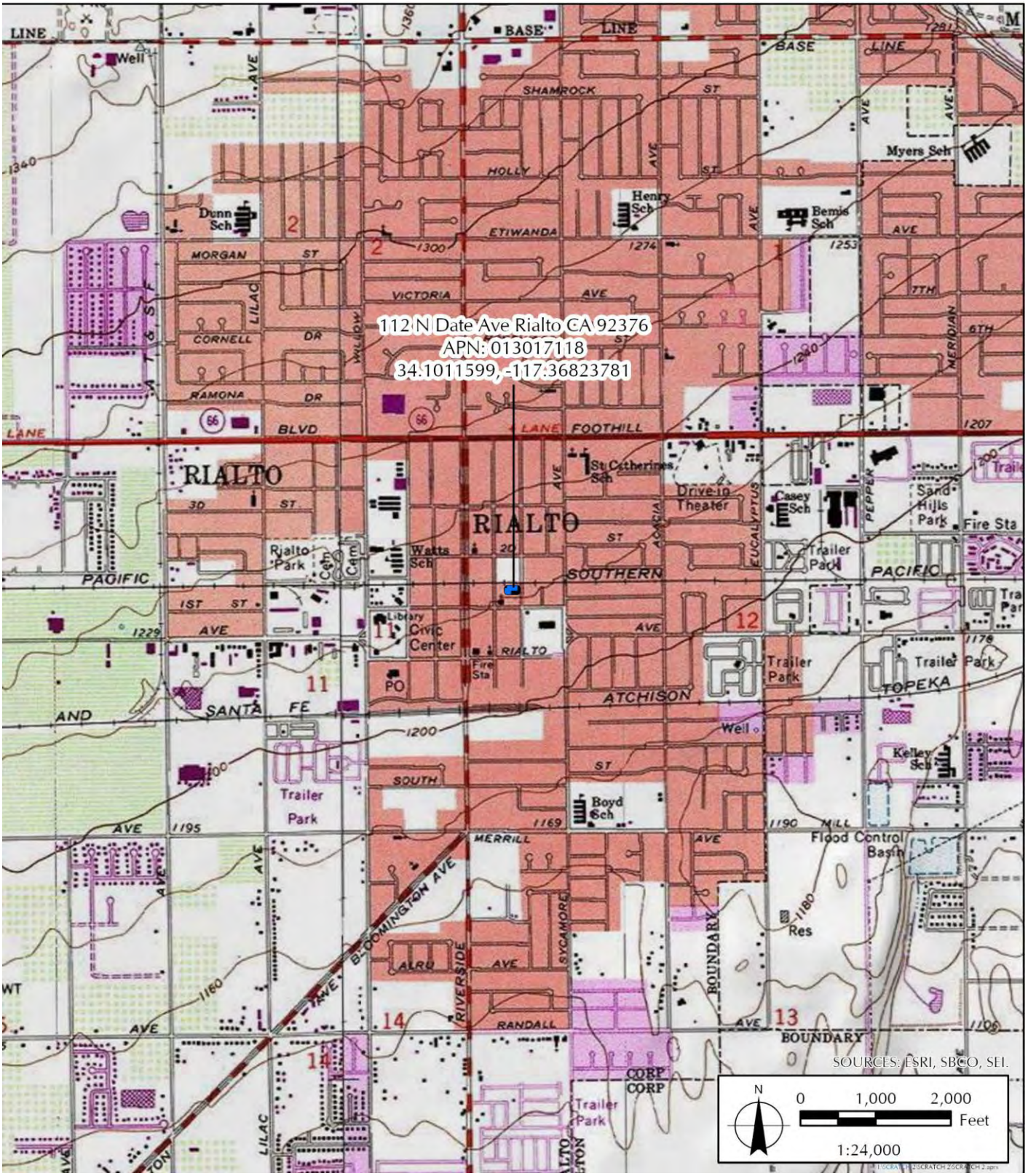
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-118**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder): 013-017-123; MR #18**

P1. Other Identifier: 109 N Olive Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 109 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465972.1 mE/ 3773412.8 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 1.6 miles. Turn left onto E 1st Street. In 0.1 mile turn left onto N Olive Avenue. Subject property is on the right.

Elevation: 1229 feet above mean sea level Parcel #(s): 013-017-123

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

The subject property consists of a religious building on the north portion of the parcel and three buildings on the south portion of the parcel. The three modular buildings located on the south portion of the parcel were not evaluated since the buildings are less than 50 years old. The 1,200-square-foot subject property located at 109 N Olive Avenue is a single-family Craftsman-style religious property constructed in 1973. The religious building listed association is Iglesia Cuadrangular (Foursquare) de Rialto. The parcel is rectangular in plan. The religious building is irregular in plan. The building is surmounted by a hipped roof with a gabled roof over the porch, clad in composition shingles.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property; HP16: Religious Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1907

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** International Church/Foursquare

Address P.O. Box 1209

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 02/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 109 N OLIVE AVENUE; MR #18 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-123

B2. Common Name: 109 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Religious

***B5. Architectural Style:** **Craftsman**

***B6.** Construction History (Construction date, alterations, and date of alterations):
The center window of the group of three windows is a large picture window with prominent wood surround. On either side of the picture window are narrow wood sliding windows with prominent wood surround. On the northern portion, a three-panel wood door with a four-lite fixed window is featured. Three steps lead up to the door with a simple metal railing. The north elevation features five wood windows with prominent wood surrounding. The three windows located on the western portion of the elevation feature double hung wood windows. The center window of the elevation features a double hung window with an AC Unit. The window located on the western portion of the elevation appears to be a diamond paneled casement window with prominent wood surround. The rear/east elevation was not open to the public and therefore was not able to be photographed. The south elevation features five windows trimmed in wood. The window located on the western portion of the elevation features a pair of diamond-panel casement windows. The grouping of windows in the center portion of the elevation features two double-hung windows with a large picture window between them. The window located on the eastern portion of the elevation features a double hung window with a window A/C unit. The brick chimney pierces the center portion of the elevation. To the north of the parcel, is the former Pacific Electric Railroad right-of-way.

From the public right-of-way, all the windows appear to be original. The door located on the southern portion of the elevation appears to have been changed at an unknown date. No building permits were available for this subject property, making the original architect and builder unknown. According to Sanborn fire insurance maps and historic aerials, the subject property has retained its original footprint. The buildings located on the south portion of the parcel burned down by 2007. At the time, the church was identified as a potentially historic building with the address of 101 N Olive Avenue in the built environment resource directory (BERD) as 3S, which states that the subject property appears eligible to the NRHP as an individual property through survey evaluation. However, the buildings now located on the south portion of the elevation were built between 2007 and 2012. The buildings located on the east portion of the parcel were built between 1995 and 2002.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Religious Development **Area** Rialto, CA

Period of Significance 1907 **Property Types:** Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. In the 1880s, the Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Originally, the subject property was owned by the First Congregational Church of Rialto. According to Sanborn fire insurance maps, the subject property was built between 1907 and 1911. The original church building, located

in the south portion of the parcel, was given a status code of 3S. The building burned down before 2007. Starting in the 1950s, the subject property was owned by International Church/Foursquare Gospel, also known as Rialto Foursquare Church. The religious buildings were built in 1907, but historical newspapers noted that the Rialto Foursquare started in 1951. The International Church of the Foursquare Gospel was started on January 1, 1923, by Aimee Semple McPherson in Los Angeles. The Angelus Temple in Los Angeles, which can hold over 5,000 attendees, serves as the church's original location and continues to function as a place of worship and administration. The Rialto Foursquare Church started with the shift of Rialto to a more residential community. Two new rectangular buildings were added to the subject property between 2007 and 2012.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The building on the property is a religious use building, which is not a building type typically eligible for inclusion in the NRHP, but it has been evaluated to verify that it does not fall within an exceptional category for consideration of eligibility for listing, such as deriving primary significance form architectural or artistic distinction, a surviving structure associated with a historic person or event, a birthplace or grave for a historical figure for which there is no surviving site associated their productive life, a cemetery which derives its significance from design, a reconstructed building as part of a master plan, a property conveying with symbolic value invested in its own significance, or a building that is more than 50 years old and of exception importance.

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made a significant contribution to the broad patterns of history at the national, state, or local level.

The subject property is associated with the residential development and the religious development of the community of Rialto. The Church Directory for the Rialto lists 48 churches. The original church in Rialto is the First Christian Church of Rialto, located at 201 N. Riverside Drive. It was built between 1906 and 1907 to serve the First Christian Church, which was founded in 1905. The church was later purchased by Dr. Merlin Hendrickson to prevent its demolition and as of 2025 was serving as the Kristina Dan Hendrickson Cultural Center. The First Methodist Church and the Congregational Church also date to the early development of the city, neither of which is still standing. The Congregational Church was located at the subject property's address. The religious building located at 109 N Olive Avenue has been owned by the Foursquare since 1973. The original church building located at 101 N Olive Avenue burned down before 2007. The religious building now located at 109 N Olive Avenue is more than 50 years old but is not of exceptional value, is not associated with a specific event marking an important moment in American history, nor does it represent a historic trend that made a significant contribution to development of the City of Rialto, and is not an original religious building dating the early development of the City of Rialto. Therefore, the subject property is ineligible under Criterion A/1.

Under Criterion B/2, the City building record, historic news publications, or other online sources do not identify an architect, designer, or builder associated with the property. The religious building located on the church property was not known to be associated with persons of significance. The subject property was one of the first churches in Rialto known as the First Congregational Church, but the church burned down before 2007. The building still extant was not associated with persons that made demonstrable contributions to the City of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The building and property are commonplace and convey no symbolic value. The subject property primary elevation has been minimally altered,

but the subject property is a common and modest example of the Craftsman style. Under Criterion C/3, the property is determined ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 109 N Olive Avenue with history related to the City of Rialto or with persons significant to the city, or geographical and settlement patterns of the city. The church building located at 101 N Olive Avenue had the status code of 3S in BERD in 1997, but it burned by 2007. The residential property associated with the subject property was an early example of religious development in the area, but it is not a well-known driver of the City of Rialto. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Craftsman-style building. Based on visual inspection, the building does not embody elements of architectural design, detail,

materials or craftsmanship. The building is not located in a unique location and is not an establish and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** *Bloomington News.* 21 March 1952. "Foursquare Church Notes End of First Year." P. 5.

Foursquare International Church. N.d. "History." Accessed February 2025. https://www.foursquare.org/about/history/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. N.d. "109 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



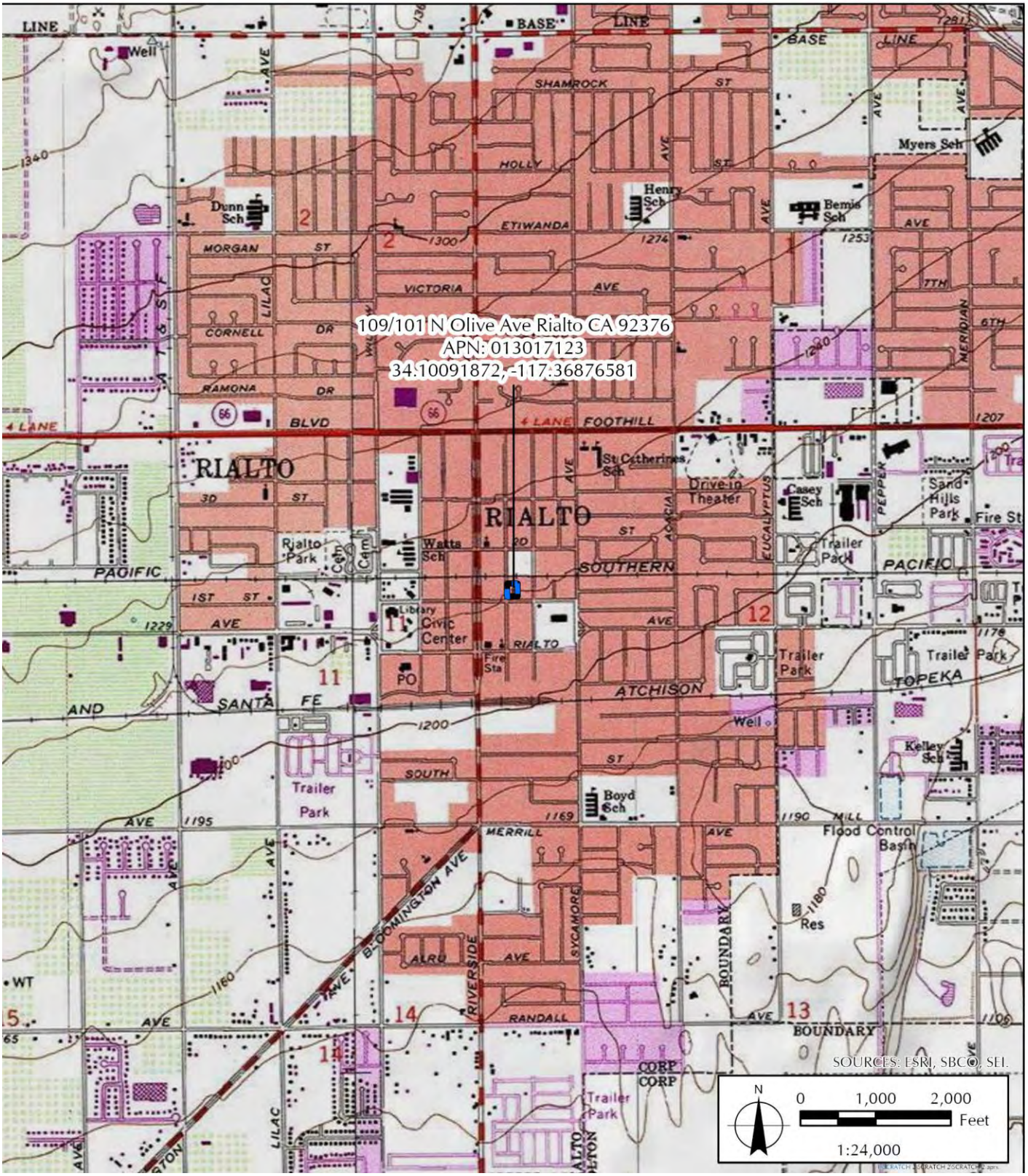
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-123; MR #18**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder):** APN: 013-017-215; MR #19

P1. Other Identifier: 237 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SE ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 237 E 2nd Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466127.3 mE/ 3773548.0 mN

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

From Interstate 210 E exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. In 0.5 mile turn left on E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel for 1.8 miles. Turn right onto E 2nd Street. The subject property is located on the left.

Elevation: 1,243 feet above mean sea level Parcel #(s): 013-017-215

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

The 14,100-square-foot (SF) subject property located at 237 E 2nd Street includes a 1,170-SF single-family residence in the Tudor Revival style, built in 1929. There appears to be a second detached additional dwelling unit at 237 ½ E 2nd Street that is not visible from the public right-of-way and could not be described. The parcel is rectangular in plan. The residence footprint is irregular in plan. The residence is surmounted by a cross-gabled roof, clad in composition shingles. The building is clad in stucco with decorative half-timbering in the gables. An arroyo stone chimney is attached to the west elevation of the subject property. The south portion of the elevation features another single-family residence with a gabled roof.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1929

☒ Historic ☐ Prehistoric ☐ Both Source: 1929

Determined based on San Bernardino County Assessor.

***P7. Owner:**	James Salazar
Address	5913 Old Wheeler Rd.
City, State, Zip	La Verne, CA 91750
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA 91107
***P9. Date Recorded:**	04/04/2024
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 237 E 2ND STREET, MR #19 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-215

B2. Common Name: 237 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Tudor Revival**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The original construction date of the subject property could not be identified via available online historical and archival materials. According to Sanborn fire insurance maps, the secondary building on the subject property used to be a detached garage. By 1965, the secondary property was used as an apartment. In 1965 a building permit was issued to Pearl Larson, the owner of the subject property. She built a garden shed in the rear of the property. At an unknown date, the shed was expanded and turned into a single-family residence. In 2015, the City required a demolition permit for the building because it was an illegal ADU. According to images from the City, the building was a vernacular-style building with horizontal clapboard. All the windows visible from the public right-of-way were replaced with vinyl at an unknown date.

The primary residence is located on the north portion of the parcel. The primary/north elevation features the east portion, which is more recessed than the west portion of the elevation. The primary/north elevation features an arcaded wing wall, a front entrance under a round Tudor arch, and two large tripartite vinyl windows. The recessed entrance has two cement steps leading up to the entrance. The west elevation features several sliding windows. The rear/south elevation was not visible from the public right-of-way. The east elevation features a prominent arroyo stone chimney and at least one vinyl replacement window. The south portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development** **Area** Rialto, CA

Period of Significance 1946-1970 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

The earliest known resident of the property was Pearl Larson. She owned the property from 1956 to 1988. While she was living there, she rented out the rear building. Before moving to Rialto, she was a secretary in a construction company. While in Rialto, she was involved in several social clubs. According to building permits and NeighborWho, the next known resident was the Gonzalez family. The Gonzalez family owned the subject property

from 1988 to 2007. In 2007 the ownership changed from Jose G. Gonzalez to Kenneth Terrill. Kenneth Terrill owed the subject property until 2014. The current owner of the subject property is James Salazar.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with residential development due to the railroad and eventually the Pacific Electric Railway. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that have made a significant contribution to the broad patterns of history at the national, state, or local level. Moreover, the subject property appears to have been first developed in the late 1950s, a period that coincides with the state of California's post-World War II residential expansion period. The subject property, however, does not appear to have contributed to key points of the expansion, nor does the home represent a remarkable example of homes constructed during this era. Therefore, the subject property is ineligible for listing under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Pearl Larson is mentioned several times in newspaper articles, and she was associated with social clubs, but there are no specific references that reflect her importance in the development of the City of Rialto. Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the nation, the state, or City of Rialto. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore the property cannot be attributed to the work of a master architect or builder. The residence is a modest example of the Tudor Revival style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 237 E 2nd Street with history related to City of Rialto or with persons significant to the city, or with geographical and settlement patterns of the City of Rialto. The residential property is not associated with the residential development of the City that began in 1929. Additionally, the subject property's integrity has been compromised by new vinyl windows and a new front door. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Tudor Revival home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued 14 July 1964. Permit No. 20746.

City of Rialto. Issued 20 October 2015. Permit No. 2015-3130.

City of Rialto. Issued 30 October 2008. Permit No. 2008-2664.

City of Rialto. Issued 30 October 2008. Permit No. 2008-2665.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "237 E 2nd Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Tudor Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 449-469.

NeighborWho. N.d. Property search report for 237 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

Rialto Record. 7 February 1956. P. 6.

Rialto Record. 26 February 1959. P. 18.

Rialto Record. 20 September 1962. "Methodist Events." P. 6.

Rialto Record. 27 September 1962. "Vacationers to Be Welcomed Back at Rally Day." P. 5.

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino County Office of the Assessor. N.d. "237 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

(Sketch Map with north arrow required).

***Date of Evaluation:** 04/04/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 237 E 2ND STREET, MR #19 ***NRHP STATUS CODE:** 6Z



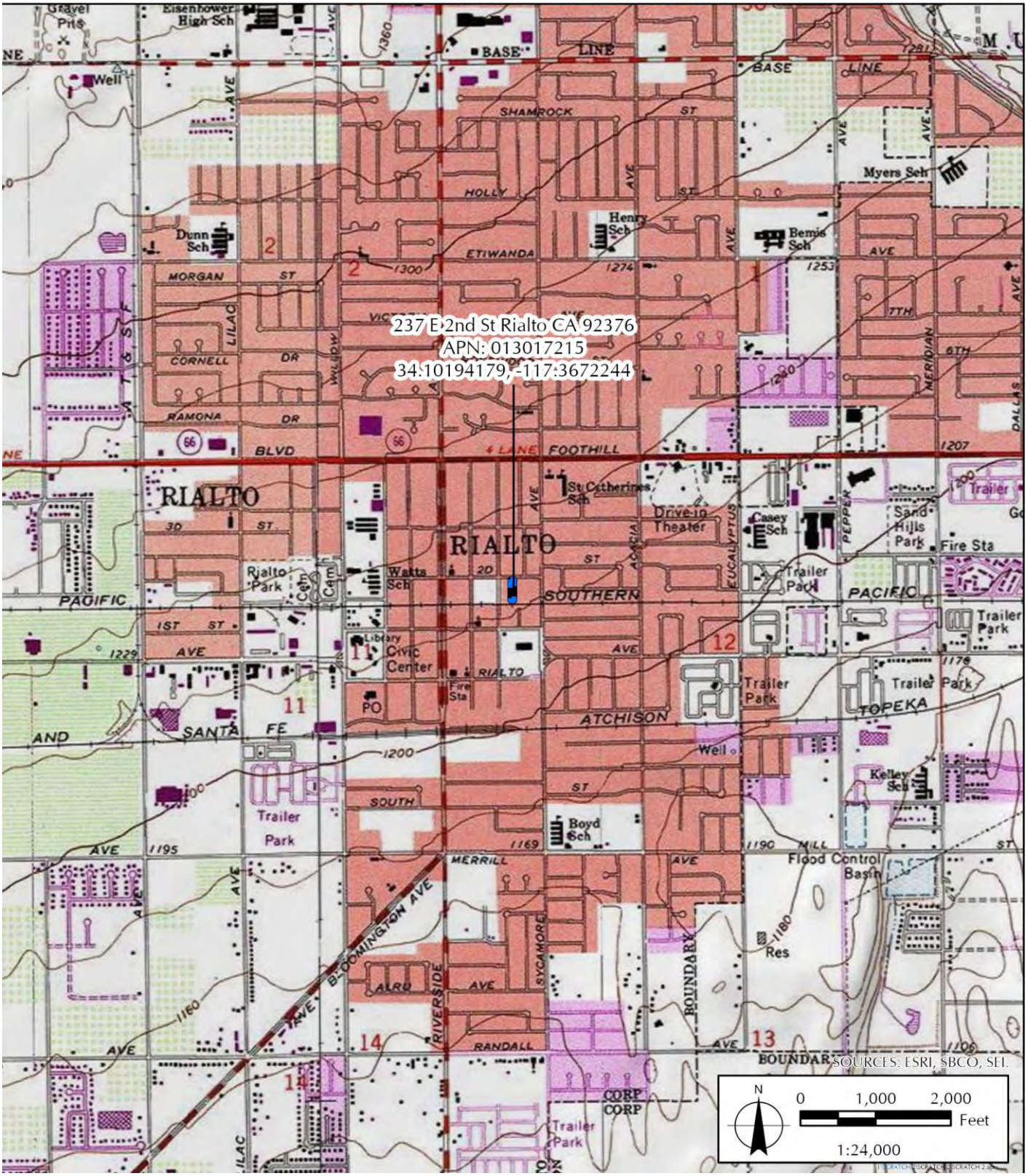
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-215; MR #19**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): APN: 013-017-216**

P1. Other Identifier: 249 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 249 E 2nd Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466139.5 mE/ 3773550.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel 0.5 mile. Turn left on E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel 1.8 miles. Turn right onto E 2nd Street. The subject property will be on the left.

Elevation: 1,237 feet above mean sea level Parcel #(s): 013-017-216

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

The 15,510-square-foot (SF) subject property located at 249 E 2nd Street is a 1,056-SF single-family vernacular-style residence with an attached shed roof parking canopy on the west side of the residence. The subject property was built in 1928. The parcel and residence footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in rough stucco. The front door, slightly off-center on the primary/north façade, is covered with a metal security door and set in modest wood surrounds. A simple gabled canopy, made of wood and supported by knee brackets, surmounts the front door.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1928

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1938 San Bernardino Assessor.

***P7. Owner:** Javier Garcia Guerrero

Address 249 E 2nd Street

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 249 E 2ND STREET, MR #20 *NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-017-216

B2. Common Name: 249 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property were not available, rendering unknown the original architect or builder. In 1981, a permit was issued to add a 10- by 13-foot extension to the bedroom and kitchen of the subject property. A subsequent permit was issued later in 1981 for "footing on kitchen, bedroom extension" concerning the "room addition," though this permit was likely associated with the same expansion of the residence's footprint. Available Sanborn fire insurance maps from 1929 and 1938 aerial photograph both reveal a rectangular building footprint shorter in size, with what looks to be a truncated portion towards the rear of the property. It is likely the 1981 bedroom and kitchen addition expanded the footprint towards the rear/south elevation, thus elongating the building's rectangular form. The 1929 Sanborn fire insurance map also indicates the presence of what appears to be a detached garage to the immediate southwest of the residence, which is no longer extant. The 1938 aerial reveals the presence of rows of orchards on the subject lot to the rear of the residence.

Aerial photographs from 2016 and 2018 reveal that the rear concrete patio was greatly expanded and connected to a shed situated along the east edge of the parcel, immediately southeast of the residence. According to Google Street View imagery, the interior shutters framing the aluminum windows on the primary/north façade were added at some point between March 2018 and March 2022. According to Google Street View imagery, the cinderblock walls along the east and north edges of the parcel were added at some point between March 2022 and November 2023. According to a March 2018 Google Street View image, opposite the Pacific Electric Railway Line (from N Magnolia Avenue), the rear/south elevation included at that time a pair of aluminum sliding glass doors and a pair of French wood or fiberglass doors. This elevation has since been altered significantly, with these features replaced with a single, half-light door and a pair of vinyl sliding windows. Stucco discoloration visible from a November 2023 Google Street View image suggests the removal of one set of windows on the west elevation and the replacement of a larger set of windows on the east elevation with the smaller vinyl sliding windows.

There are two pairs of aluminum sliding windows situated on the primary/north elevation, both with interior shutters. A modest diamond-shaped attic vent is located at gable end. The gabled roofline exhibits modest eave overhangs, though the side-gabled portions feature moderate eave overhangs with exposed rafters. The west elevation includes one pair of sliding aluminum windows. The east elevation includes two irregularly shaped pairs of aluminum sliding windows and one small pair of vinyl sliding windows. The subject residence is situated at the north quarter of a deep, rectangular lot approximately 287 feet in length, with the south edge of the parcel bordering the former Pacific Electric railroad right-of-way. A cinderblock wall of roughly 5 feet in height runs spans the north half of the parcel's east edge, with a chain-link fence spanning the south portion. The northeast corner of the parcel fronting E 2nd Street includes a lower cinderblock wall with three elevated piers. A similarly configured cinderblock wall spans the entirety of the parcel's west edge, with narrow wood posts connecting the parking canopy to the wall. Two metal gates, one for pedestrian access to the left of the primary/north façade, and the other for vehicles to the right of the primary façade, provide access to the sides and rear of the property. A concrete driveway of two cars in length is situated along the north edge of the parcel, which gives access to a wide entrance stoop.

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 249 E 2ND STREET, MR #20 ***NRHP STATUS CODE:** 6Z



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1928-1974 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to the building permit record, ancestry records, and historic newspaper articles, the earliest known residents, and possibly owners, of the subject property were Perry Franklin Long and Minnie G. Long. California Voter Registration records place them at the subject property as early as 1956. 1940 California Voter Registration records indicate that Mr. Long was involved in ranch work, and the 1950 U.S. Census lists him as a "foreman." A newspaper article from 1961 indicates that Perry Long passed away at his home in March of that year, though California Voter Registration records indicate his widow, Minne G. Long, continued residing at the residence through at least 1962 (*The San Bernardino County Sun* 1961). The 1961 obituary notes that he had lived in Rialto for 34 years and had belonged to the Rialto American Legion Post 422. The 1961 obituary indicates that Mr. Long was survived by his widow; his son, Sterling L. Larkin; and four stepchildren, one of whom was Mrs. Marie Flaherty. According to the building permit record, the owner of the subject property in 1981 was Michael Flaherty. It is thus possible, even likely, that ownership stayed within the extended family through the 1970s and 1980s. According to a NeighborWho property search report, Michael Flaherty sold the subject property to Pedro U. Pinedo. According to the report, Pedro U. Pinedo sold it to Guadalupe G. Pinedo, who owned the property from

1993 to 1998. Mr. Pinedo then sold it to Kenneth D. Terrill in 1998. Mr. Terrill owned the property from 1998 to 2010. Kimberly Hall is listed as owner of the subject property from 2011 to 2015, at which point she sold it to the present owner, Javier Garcia Guerrero.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. The second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The residence was originally designed and constructed in the Craftsman style towards the tail end of its period of significance, but many if not all of its character-defining features have been lost. It is possible the stucco cladding the property currently exhibits is not original to the building. The aluminum windows along the primary/north façade were also likely later additions in the 1950s or 1960s. Both side elevations visible from the public right-of-way have also undergone minor alterations to their fenestration, and the rear elevation was expanded and altered in 1981 during a remodel and subsequently renovated at some point after March 2018. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 249 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. Although the subject property is associated with agricultural and residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1928—15 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive vernacular home built in 1928 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of this style. The residence has undergone significant alterations on all four elevations. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued September 28, 1981. Permit No. 47186.

City of Rialto. Issued October 6, 1981. Permit No. 47187.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 2016-2018. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 249 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "249 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 10 March 1961. "In the Shadows." P. 17.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



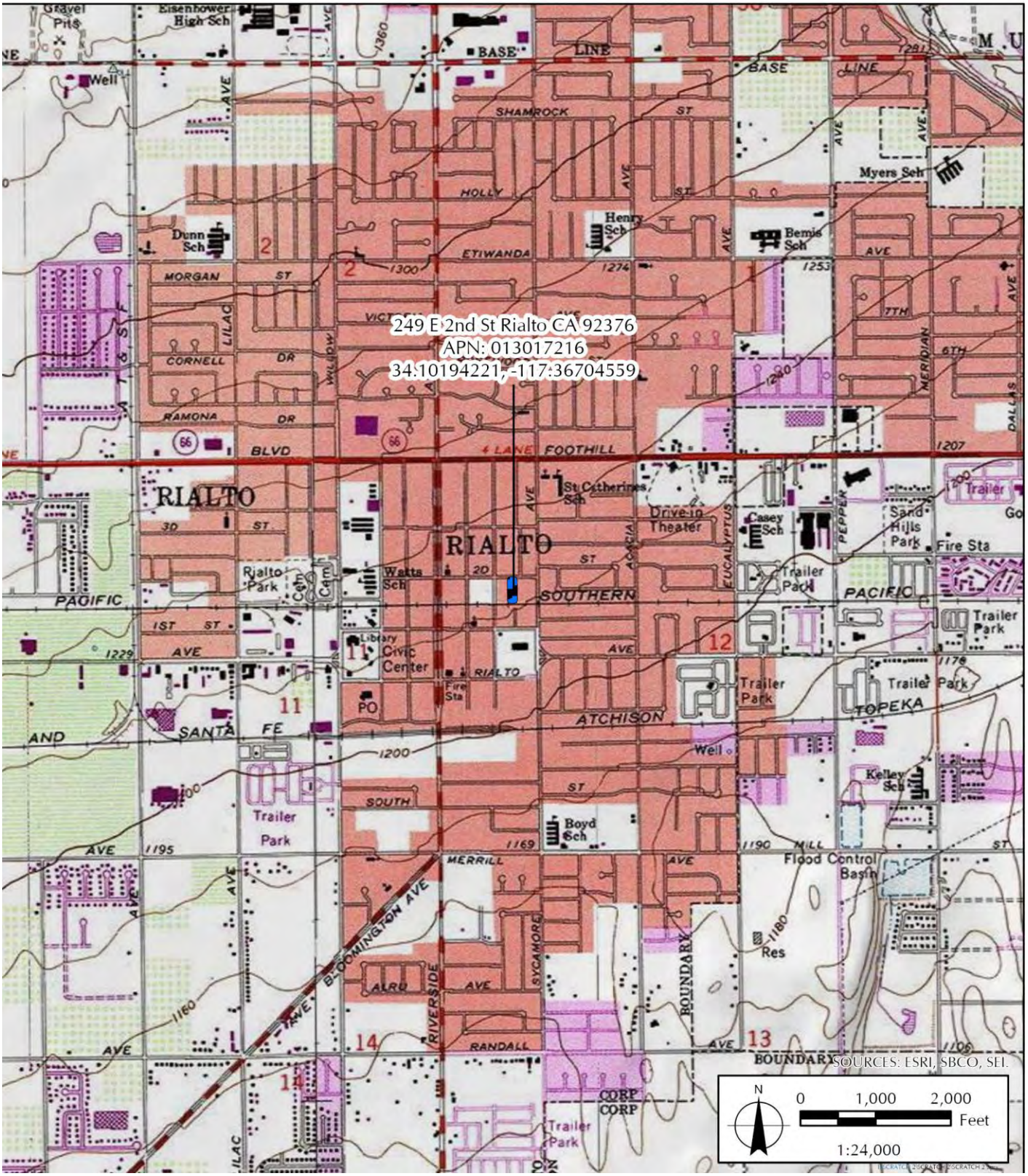
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-216**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder): 013-017-217; MR #21**

P1. Other Identifier: 255 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 255 E 2nd Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466161.2 mE/ 3773556.0 mN

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

From Interstate 210 E and take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 0.5 mile and turn left onto E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel 1.8 miles then turn right on E 2nd Street. The subject property will be on the left.

Elevation: 1,223 feet above mean sea level Parcel #(s): 013-017-217

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

The 15,510-square-foot (SF) subject property located at 255 E 2nd Street includes a Minimal Traditional 889-SF residence, built in 1938. The parcel and building footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in stucco. It has a small bump-out addition on the front portion of its east elevation and another gabled extension on its rear/south elevation.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1938

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino Assessor.

***P7. Owner:**	Lorenzo Montellano
Address	255 E 2nd Street
City, State, Zip	Rialto, CA 92376
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street, Pasadena, CA, 91107

***P9. Date Recorded:** 4/07/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 255 E 2ND STREET, MR #21** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: APN: 013-017-217

B2. Common Name: 255 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style: Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property were not available, rendering unknown the original architect or builder. According to an aerial photograph from 1938, the subject property's footprint has remained unchanged since the year it was built. The 1938 aerial reveals the presence of a north-facing gabled roofline with a small, partial-width front porch and a rear bump-out portion on the right portion of the rear/south elevation. The 1938 aerial also reveals what appears to be a smaller building to the rear/south of the primary residence. Subsequent aerial photographs indicate this building was removed by 1966. The 1938 aerial also reveals the presence of rows of orchards surrounding the subject property, indicating those living in the home may have been involved in farming and agriculture. In 1968, a building permit was issued to replace 30 feet of the 4½-foot fence on the subject property. The City's building permit record otherwise is devoid of reference to other changes. Available Sanborn fire insurance maps do not cover the 1938 build date of the subject property. A 1929 Sanborn map, however, indicates that the smaller building to the south of the subject property, which is no longer extant, was present by that date and thus predated the single-family resident at the north edge of the lot. Vinyl windows on the primary/north façade and side elevations were replaced at an unknown date.

A simple, curved concrete path approaches the primary entrance, which is accessed by a partial-width front porch. The front door, off-center to the left beneath the gabled porch, is set in modest wood surrounds and protected by a metal security gate. To the left of the front door is a wood, double-hung sash window with a four-lite upper pane and a full-lite lower pane. To the right of the front door is a vinyl single-hung window with mesh screen on its lower portion. Both windows are flanked by decorative board-and-batten shutters. A smaller gabled extension of moderately steeper pitch supported by two slender wood posts frames the partial-width front porch. Both this smaller gabled extension and the main gable end of the primary/north elevation exhibit striated wood attic vents. Windows along the side elevations to the east and west are partially obscured from the public right-of-way by foliage, but they appear to include a combination of wood and vinyl single- and double-hung windows, some with sash horns indicative of a double-hung usage. Modest knee braces frame the gabled rooflines of the main building and front porch extension, the latter of which also exhibits exposed rafters. The subject residence is situated at the north quarter of a deep lot, with the south edge of the parcel bordering the former Pacific Electric Railway right-of-way.



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

BUILDING, STRUCTURE, AND OBJECT RECORD

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder Unknown

***B10. Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1938 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

The earliest known owners of the subject property were Linder A. and Annette M. Harrison, who owned the residence from at least 1968. Various records on Ancestry.com indicate Linder was a farmer, with the 1950 U.S. Census specifying work as a poultry farmer, though this record does not place him at the subject address in 1950. According to the city's building permit record, the Harrison family owned the property through at least 1981, with Larry M. Harrison's name appearing on a 1981 permit. According to a newspaper article from 1975, Larry M. Harrison, son of Linder and Annette, was employed as an aviation antisubmarine warfare technician second class and was stationed aboard the aircraft carrier *USS John F. Kennedy* off the coast of Virginia in that year (*The San Bernardino County Sun* 1975). According to a NeighborWho property search report, the Harrison Trust, presumably a family trust of the previous owner, sold the subject property to Richard A. Eustice. Eustice then owned the subject property from 1995 to 2005. The City's permit record indicates Yolany Chicas owned the subject property in 2005 and subsequently sold it to Kenneth D. Terrill in 2006. Yolany Chicas subsequently appears in the permit record as Yolany Terrill. Mr. and Mrs. Terrill owned the subject property from 2006 until 2010. The current owner, Lorenzo Montellano, has owned the subject property since 2010.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Minimal Traditional style, including (at least one) double-hung multi-pane windows, small and one-story height, inclusion of decorative shutters flanking the windows on the primary/north façade, and overall lack of architectural detail and ornamentation. The property also exhibits some Craftsman elements that speak to the more rustic and agricultural setting of the surrounding area in the 1930s, including the two decorative attic vents at gable ends on the primary/north façade, and limited use of exposed rafters. The subject property is thus not a particularly distinctive example of the Minimal Traditional style, and neither displays sufficient character-defining features of the Craftsman style, nor was built within the associated period of significance for Craftsman homes (1905-1930), to qualify as such. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 255 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with the agricultural and residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1938—25 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive example of a Minimal Traditional home built in the late 1930s and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued May 6, 1968. Permit No. 25444.

City of Rialto. Issued December 8, 1981. Permit No. 47377.

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 255 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025.

https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "255 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 April 1975. "Military personnel." P. 56.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



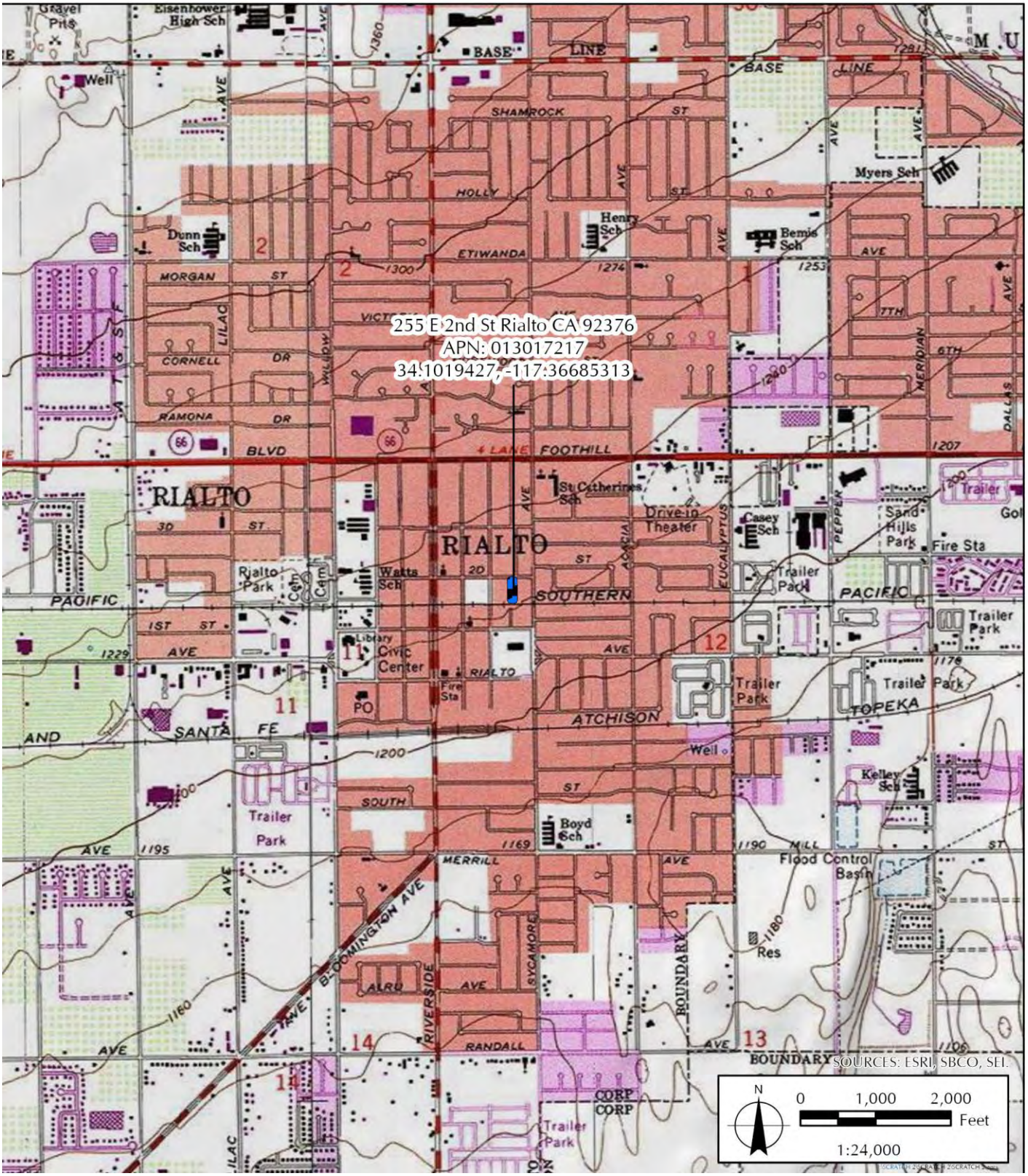
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-217; MR #21**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-017-218; MR #22**

P1. Other Identifier: 269 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SE ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 269 E 2nd Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466179.2 mE/ 3773548.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 0.5 mile. Turn left onto E Walnut Avenue. Travel 0.2 mile. Turn right onto N Sycamore Avenue. Travel 1.8 miles. Turn right onto E 2nd Street. Subject property is on the left.

Elevation: 1,234 feet above mean sea level Parcel #(s): 013-017-218

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

The 14,100-square-foot (SF) subject property located at 269 E 2nd Street includes a 936-SF single-family Craftsman residence, built in 1922. The parcel and residence footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in narrow horizontal clapboard siding. The primary façade includes a full-width, slightly elevated front porch, which is accessed by a small concrete path and a two-step stoop. The primary/north façade is symmetrical in design, with a front door covered by a metal security door with decorative sunshine pattern.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Facade



View (Direction Facing): South

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1922

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Larry M. Harrison

Address 269 E 2nd Street

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street, Pasadena, CA, 91107

***P9. Date Recorded:** 04/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 269 E 2ND STREET; MR #22 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-218

B2. Common Name: 269 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The original building permits for the subject property were not available, rendering unknown the original architect or builder. According to an aerial photograph from 1938, the subject property was not located at the current address of 269 E 2nd Street at that year, despite its 1922 build date. Subsequent aerial photographs indicate that the residence and its detached garage were moved to the subject parcel at some point between 1948 and 1959. The hipped-roof addition on the rear/south elevation appears present in the 1959 aerial photograph. Available Sanborn fire insurance maps from 1929 indicate that no buildings or structures existed on the subject parcel in that year. In 1995, a permit was issued to re-roof the subject property with "wood shakes or shingles under [the] existing composition shingles."

The front door is flanked on each side by windows of equal size on each size, though of different apparent iterations. To the left of the door appears a wide, wood double-hung window with sash horns. To the right of the door appears to be a six-lite fixed window. Both windows are covered with metal security bars. Fenestration on the primary/north façade is set in modest wood surrounds, with a slight extended lintel visible above the doorway. The front porch is clad in similar horizontal wood siding of narrow composition, and an array of slender wood posts support the gable roofline. At gable end, there is a decorative, striated wood attic vent with a centrally placed flush hopper or awning window. Exposed purlins are evident on the primary/north façade. The side elevations feature exposed rafters. The residence has a small hipped-roof addition on the rear/south elevation. Five windows, set in wood surrounds and covered by metal security bars, are situated on the west elevation. A gabled garage, clad in similar horizontal wood siding and with a replacement door, is situated to the rear/south of the property. Access to the property is via a gravel driveway spanning the east edge of the parcel, surrounded on east and north sides by a modest chain-link fence. A taller wood picket fence spans the lot's west edge. The subject residence is situated at the north quarter of a deep lot, with the south edge of the parcel bordering the former Pacific Electric Railway right-of-way.



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** 1948-1959 **Original Location:** Unknown

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1922 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

According to the building permit record, ancestry records, and historic newspaper articles, the earliest known residents, and possibly owners, of the subject property are Hadley V. and Dorothy R. Jones. According to California voter registration records, the Jones family resided at 269 E 2nd Street as early as 1956. Similar records for 1954 place them at a different address, indicating they were not the original owners. The 1949 Rialto City Directory indicates Hadley Jones worked as a barber, and the 1950 U.S. Census lists Dorothy Jones's occupation as "keeping house." A 1960 newspaper article also places Sharon Peterson at the subject property in that year (*The Daily Report* 1960). California Voter Registration records place the Jones family elsewhere by 1962. The next known residents, and possibly owners, of the subject property were the Bowman family. Two newspaper articles from 1967 and 1968 place John E. and Thelma Lucille Bowman at the subject property in those years, the latter of whom passed away in 1967 (*The San Bernardino County Sun* 1967-1968). According to the building permit record, Larry M. Harrison owned the subject property in 1995. Larry M. Harrison was employed as an aviation antisubmarine warfare technician second class and was stationed aboard the aircraft carrier USS John F. Kennedy off the coast of Virginia in that year (*The San Bernardino County Sun* 1975). He also owned the property to the immediate west, 255 E 2nd Street, from as early as 1981 through 1995. His parents, Linder and Annette, had owned this adjacent property from as early as 1968. Larry Harrison's sale of the neighboring property may correspond to the point in time when he undertook renovations of the subject property at 269 E 2nd Street, as reflected in the building permit record. According to a NeighborWho property search report, Larry M. Harrison is the present owner.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. It is unknown if the subject property located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line because it was not moved to its location immediately north of the railway until some point between 1948 and 1959. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable

contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property appears ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Craftsman style, including its narrow, horizontal wood cladding, its full-width front porch, and its exposed purlins and rafters. The subject property's most distinctive character-defining feature is its striated wood attic vent with centrally placed flush hopper or awning window. This feature, and the modest design of the other aforesaid features, do not rise to the occasion to warrant consideration of the subject property as a particularly distinctive or even good example of the Craftsman style. The subject property is moreover divorced from the original (and unknown) setting in which it was built, and was only moved to its present location at 269 E 2nd Street around the mid-20th century. The property is not known to be the work of a master architect or builder. Therefore, the subject property does not appear eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 269 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. It is unknown if the subject property is associated with the agricultural and residential development following establishment of the Pacific Electric Line because it was not moved to its location immediately north of the railway until some point between 1948 and 1959. No evidence was discovered to ascertain the original location of the subject property. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive example of Craftsman home built in 1922 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city, especially because it was relocated to its present setting at 269 E 2nd Street at some point between 1948 and 1959. The subject property is not unique in its design or detailing.

The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued June 21, 1995. Permit No. 95000948.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

The Daily Report (Ontario, CA). 20 January 1960. "With the Sick." P. 19.

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1959. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 566-578.

NeighborWho. N.d. Property search report for 269 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "269 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 15 October 1967. "Death and Funeral Notices." P. 50.

The San Bernardino County Sun. 28 May 1968. "Vitals." P. 29.

The San Bernardino County Sun. 11 April 1975. "Military personnel." P. 56.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



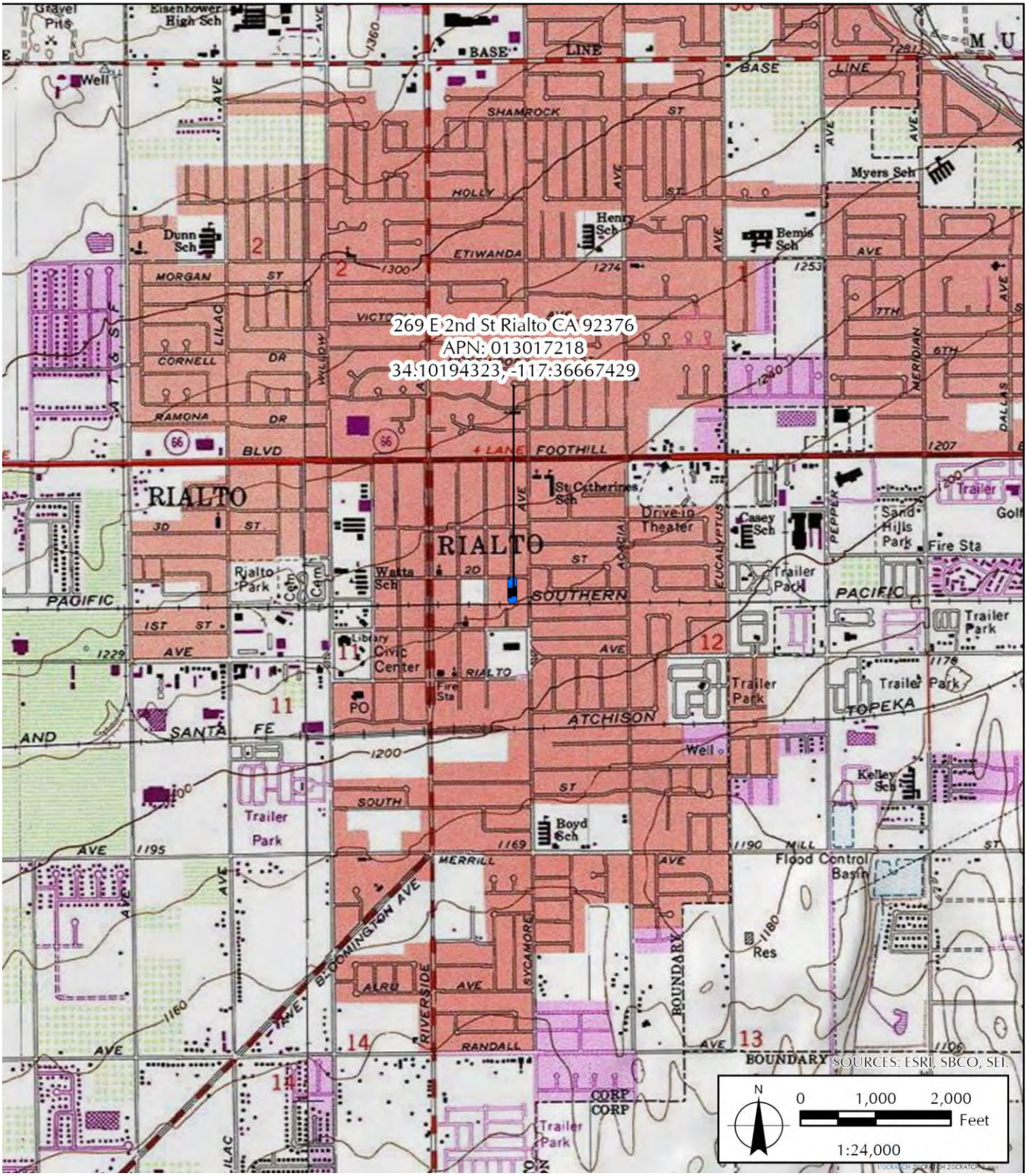
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-218; MR #22**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-017-222; MR #23**

P1. Other Identifier: 124 N Sycamore Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 124 N Sycamore Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466220.0 mE/ 3773487.0 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn left onto E Walnut Avenue. Turn right onto N Sycamore Avenue. Drive 1.9 miles. The subject property will be on the right.

Elevation: 1231 feet above mean sea level Parcel #(s): 013-017-222

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

The 15,133-square-foot (SF) subject property located at 124 N Sycamore Avenue includes a 1,081-SF, single-family Minimal Traditional-style residence with a detached garage, constructed in 1929. The parcel is rectangular in plan. The residence footprint is 'L'-shaped in plan. The residence is surmounted by a cross-hipped roof with a central gable on the primary/east façade, a hip-roofed canopy extending from its south elevation to create a carport, and an additional shed-roofed canopy extending from its rear/west elevation, all clad in composition shingles. A brick chimney is affixed to this rear portion of the south elevation. The building is clad in rough stucco. Two triangular attic vents surmount the hipped roof.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1929

☒ Historic ☐ Prehistoric ☐ Both Source:

Determined based on building permits history and archival research.

***P7. Owner:**	Belman Family Trust
Address	1023 E 7th Street
City, State, Zip	Upland, CA 91786
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street, Pasadena, CA, 91107
***P9. Date Recorded:**	04/15/2024
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N SYCAMORE AVENUE, MR #23 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-222

B2. Common Name: 124 N Sycamore Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The carport is supported by three brick-clad piers supporting wood posts. A small, two-step concrete stoop from the driveway approaches the entrance on the primary/east façade. A metal security gate covers the front door. To the immediate right of the doorway is a grouping of windows, including flush picture windows flanked on each side by single-hung vinyl black windows, set in wood surrounds. A metal awning surmounts the doorway and this window grouping. To the right of the grouping are a pair of single-hung vinyl black windows, also set in wood surrounds. A small rectangular attic vent is visible beneath the front-facing gable. Beneath the carport is a single-hung vinyl black window set in wood surrounds. A similar assortment of single-hung vinyl windows and vinyl sliding windows are situated along the north elevation and rear portion of the south elevation. To the immediate southwest of the residence is a small, flat-roofed shed clad in corrugated metal sheeting with east-facing doors of similar material. The residence is accessed by a concrete driveway that spans the south edge of the lot. A white metal fence surrounds the parcel's east and south elevations. The subject parcel's south edge borders the former Pacific Electric Railway right-of-way.

Historic building permits were not available for the subject property. Available Sanborn fire insurance maps from 1929 do not indicate the presence of a residence or shed at 124 N Sycamore Avenue, though the property may have been built later in the year after the Sanborn fire insurance map had already been drawn for this portion of the city. A 1938 aerial photograph, although blurry and highlighting the presence of more tree coverage on the parcel than currently exists at the time of this report in 2025, indicates that the subject residence was not in place by that date. The residence, if built in 1929, may have been moved to its subject parcel at a later date. The San Bernardino County Assessor notes an "effective build date" of 1939, suggesting the residence may have been moved or significantly modified in that year. A 1968 aerial photograph, although obscured by dense tree coverage, suggests the relationship between the corrugated metal shed and the rear of the property were similar in that year as to their current spacing. Given the dense tree coverage, it is unclear if the residence underwent further modifications beyond a rear, shed-roofed addition and that of the carport on the south elevation. A 1977 aerial photograph seems to indicate the lower, more southerly portion of the 'L' shape was not quite as pronounced in that year, suggesting the residence may have been remodeled after that date. This would have resulted in a significant reworking of the primary/east façade.

***B7. Moved?** ☐ No ☐ Yes ☒ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1929-1939 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all

passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to ancestry records and historic newspaper articles, the earliest known residents, and likely owners, of the subject property were William "Neal" and Annabello Morrison. The couple, a letter carrier and housewife, resided at the subject property from at least 1942 until 1958 according to California voter registration records. A newspaper article from 1953 indicates that Miss Lydia Phokianow, from Athens, Greece, "who addressed several meetings at the Methodist Church over the weekend, was a guest" of the Morrisons at their subject property in that year (*The San Bernardino County Sun* 1953). William N. Morrison's obituary in 1988 indicates that he was assistant postmaster of Rialto (*The San Bernardino County Sun* 1988). The next known residents and possibly owners of the subject property are William J. and Katherine T. Govan, who resided there in 1962 according to California Voter Registration records. According to a NeighborWho property search report, Mary J. Brown owned the subject property from 1991 until 2004, when she sold it to Ricardo Santos. Santos owned the subject property from 2006 through 2008. The next owner, Manuel Belman Lara, owned the property from 2009 until 2018, when ownership was transferred to the present owner, the Belman Family Trust.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence and the illegal ADU on the subject property postdate the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, Rialto (Images of America: California), and archival and online research did not result in evidence that the property made a significant contribution to the historic PE Railway system or operations, and did not make a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for Register listing if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Minimal Traditional style, including its one-story height and general lack of architectural detail and ornamentation. The residence, however, is not a particularly distinctive example of the style, and does not display sufficient character-defining features of the style to warrant eligibility consideration on these grounds. The subject property has also undergone at least some modification, with the shed-roofed addition on the rear/west elevation, which is visible from the public right-of-way, expanding the building's footprint. Furthermore, the addition of the carport, which extends to the south edge of the parcel, further modified the building's primary/west façade, its roof configuration, and its overall footprint. Replacement vinyl windows throughout the building further alter the subject property's original design. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 124 N Sycamore Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with the residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1929—16 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. It is also not clear if the property was originally built near the Pacific Electric Line, or only moved to its immediate north boundary at some point in the 1930s. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

Historic newspapers and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive Minimal Traditional-style home built in 1929 and does

not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. The residence has undergone alteration on multiple elevations, and its overall footprint has changed considerably since 1929, primarily through the addition of a carport to the south elevation and reconfiguration of the roof design to incorporate this addition. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938-1977. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1968. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 124 N Sycamore Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "124 N Sycamore Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 December 1953. "Visitor from Greece guest of Morrisons." P. 16.

The San Bernardino County Sun. 9 August 1988. "William Morrison, Sr." P. 16.

B13: Remarks: None

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N SYCAMORE AVENUE, MR #23 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/15/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



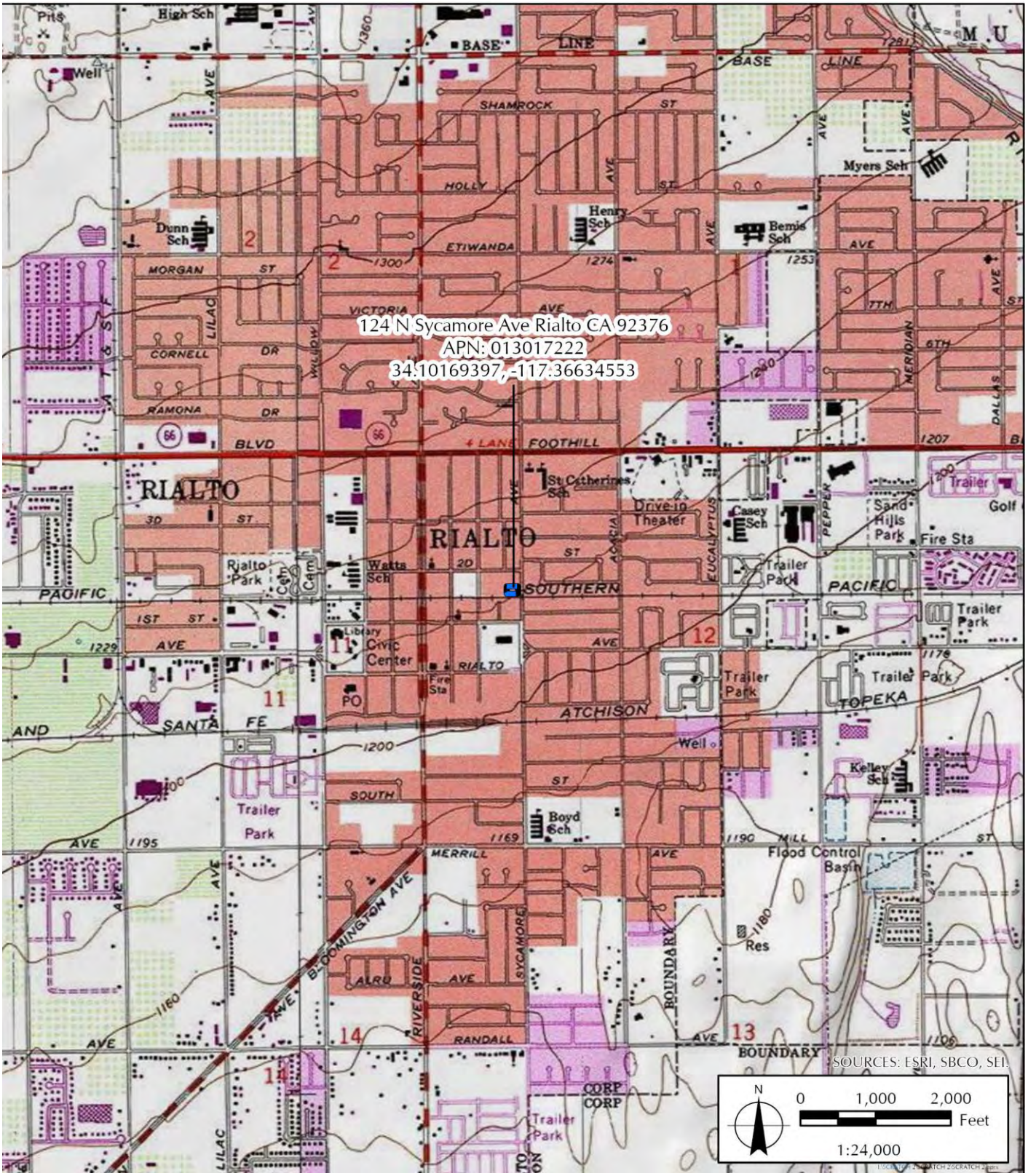
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-222; MR #23**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-018-103; MR #24

P1. Other Identifier: 636 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 636 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464702.4 mE/ 3773393.7 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left at the first cross street onto W Renaissance Parkway. Drive 0.3 mile. Continue onto Easton Street. Turn right onto Cactus Avenue. Drive 2.3 miles. Turn left onto W 1st Street. The subject property is on the left.

Elevation: 2311 feet above mean sea level Parcel #(s): 013-018-103

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

The 15,930-square-foot (SF) subject property located at 638 W 1st Street includes two buildings, the primary residence that is visible from the public right-of-way and a second building for which there is limited visibility from the public right-of-way. The parcel is rectangular in plan. The primary 1,080-SF Minimal Traditional-style building, constructed in 1946, is located on the southern portion of the parcel, and the second building is located northwest of the primary building. The building footprint for the primary residence is rectangular in plan. The primary residence is surmounted by a cross-gabled roof, clad in composition shingles. There is a brick chimney attached to the eastern elevation of the primary residence.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1946

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Daniel E and Lynn A Hirtz
Address 662 W 1st Street
City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 92377

***P9. Date Recorded:** 04/02/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-018-103; MR #24** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-103

B2. Common Name: 636 W 1st Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style: Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
No building permits were available for the subject property, but the primary building footprint appears to have been altered from historic aerials. According to historic aerials, between 1948 and 1959 a front porch was added to the primary/south elevation. An addition was added to the rear between 1968 and 1980. The second building appears in historic aerials between 1948 and 1959.

The primary/south elevation features two sliding aluminum windows and a small porch. The porch is surmounted by a flat shed roof extension. The front door is obscured by a wood trellis. The west elevation features at least one aluminum sliding window, but most of the elevation was obscured from the public right-of-way by shrubs. In addition to the chimney, the east elevation features an aluminum sliding window. The second building, located just northwest of the primary building, is a rectangular in plan. The secondary building is surmounted by a gabled roof, clad in composition shingles. The secondary building is clad in stucco. The rear/north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area Rialto, CA**

Period of Significance 1946 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

A 1955 newspaper article states Mrs. Marion Deibert lived on the subject property. According to historic newspapers, Mr. Deibert was employed at the Thompson Lumber company in San Bernardino. The 1955 newspaper article states that the family had lived in the area for only three years at the time. A 1957 birth announcement indicates that the family was still living on the subject property. Research was unable to determine who lived at the subject property from 1958 to 1968. However, a 1964 newspaper advertisement states the subject property was for rent. A 1968 newspaper article states that Kenneth C. Cooke lived at the subject property. The next known residents of the subject property are Stephen and Cynthia Gray. According to a birth announcement, they lived on the subject property in 1980. In 1988, Councilwoman Lynn Hirtz used the subject property for her campaign for the Rialto City Council. According to research, Hirtz was a small business owner who served in the community as a councilwoman.

While a councilwoman, she secured the "keystone portion of the new Renaissance Marketplace" in Rialto. According to NeighborWho, the Hirtz family have owned the subject property from 2001.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence and the secondary building on the subject property both postdate the Santa Fe Railroad by more than 60 years. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City between 1913 and later reference residential development proximal to the Pacific Electric Line. However, the subject property was built after World War II and is not associated with the period of population growth that occurred in conjunction with development of the Pacific Electric Railway. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and on-line research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property does not appear eligible for listing under Criterion A/1.

The property has association with Lynn Hirtz as a councilwoman, and she did run her campaign from the subject property. However, the Hirtz family rent out the subject property, and it is unclear if Councilwoman Lynn Hirtz ever lived at the subject property. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property does not appear eligible for listing under Criterion B/2.

The architect and builder for the two buildings is unknown, and therefore it cannot be attributed to the work of a master architect or builder. The residence is a modest and altered example of the Minimal Traditional architectural style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is not eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

Although some evidence exists that Lynn Hirtz was associated with the subject property, her contributions to the City of Rialto are recent and are not associated with the early development of the city. Therefore, 638 W 1st Street is not associated with history related to City of Rialto or with persons significant to the city, or geographical and settlement patterns of the city. Residential property is associated with the residential development in 1946. However, the subject property is a common and altered example of a Minimal Traditional house. The primary/south elevation had had a porch added, and the rear/north elevation has had an addition. Therefore, the subject property integrity has been compromised. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Minimal Traditional home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The primary/south elevation has been altered with the addition of a porch, and the rear/north elevation has had an addition. Furthermore, the building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-018-103; MR #24** ***NRHP STATUS CODE: 6Z**

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Gonzalez, Ana. N.d. "Rialto has a new entertainment destination." RialtoNow. Accessed April 2, 2025. https://rialtonow.com/category/lynn-hirtz/

Google Maps. N.d. "638 W 1st Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 638 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Parrilla, Leslie. October 16, 2016. "Rialto candidates vie for two council spots." *The Sun.* Accessed April 2, 2025. https://www.sbsun.com/2014/10/16/rialto-candidates-vie-for-two-council-spots/

The Press-Enterprise. October 27, 2016. "Robertson for mayor, Hirtz and Carrizales for Rialto City Council." Accessed April 2, 2025. https://www.pressenterprise.com/2016/10/27/robertson-for-mayor-hirtz-and-carrizales-for-rialto-city-council/

Redlands Daily Facts. 7 December 1968. "Car stereos again target of thieves." P. 3.

Rialto Record. 14 October 1955. "1st St. resident wins $20 bonus." P. 1.

San Bernardino County Office of the Assessor. N.d. "638 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 15 August 1957. P. 47.

The San Bernardino County Sun. 25 February 1964. P. 26.

The San Bernardino County Sun. 21 May 1980. P. 57

The San Bernardino County Sun. 6 November 1988. P. 44.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc. (Sketch Map with north arrow required).

***Date of Evaluation:** 04/02/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-018-103; MR #24 ***NRHP STATUS CODE:** 6Z



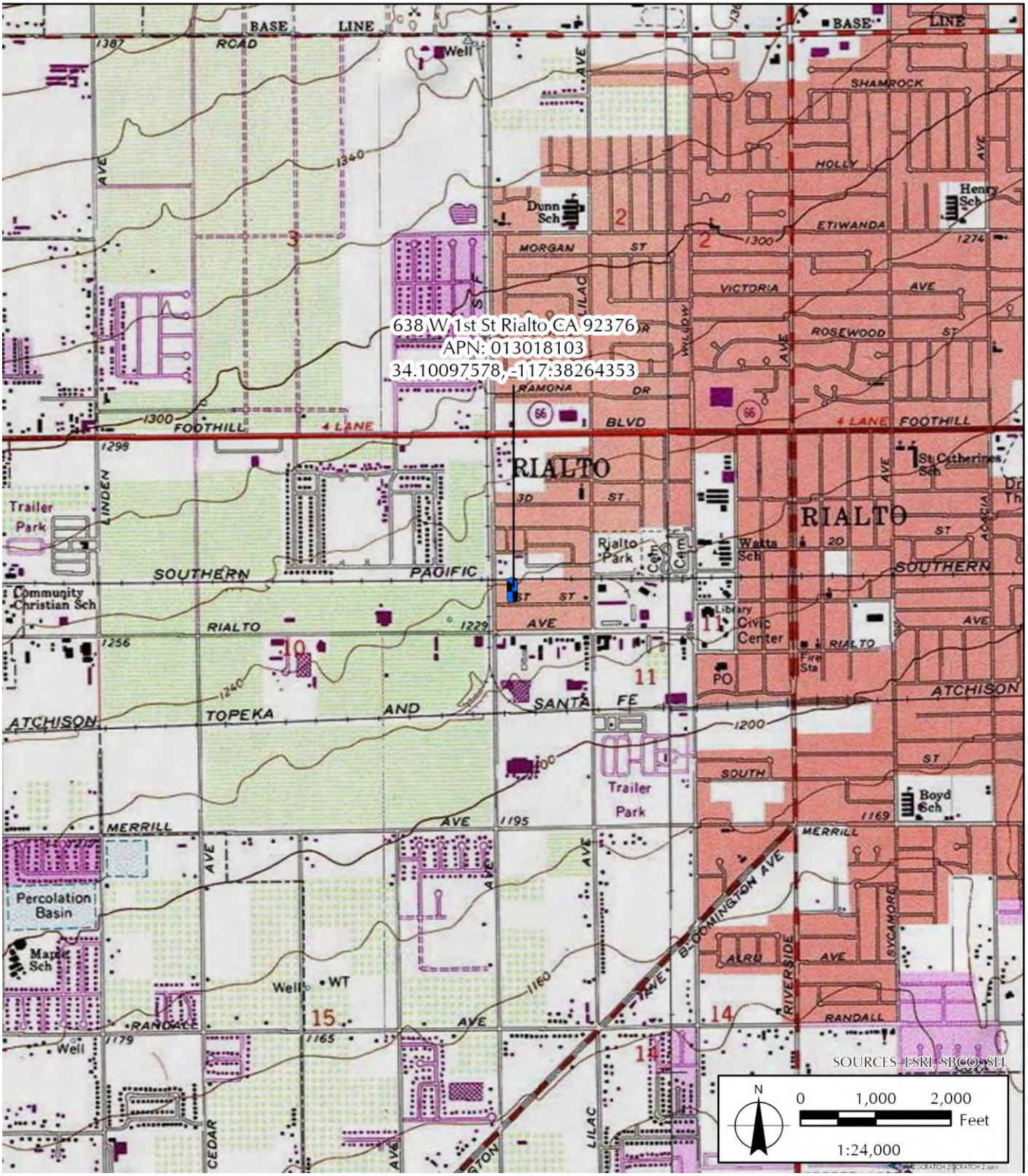
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-103; MR #24**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-018-105; MR #25**

P1. Other Identifier: 626 W 1st Street

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 626 W 1st Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464740.14 mE/ 3773431.09 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mile. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1242 feet above mean sea level Parcel #(s): 013-018-105

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

The 15,750-square-foot (SF) subject property located at 626 W 1st Street has two buildings, a residential structure noted on the County Assessor's Roll, and a second somewhat larger building, not noted on the County Assessor's Roll. The parcel is rectangular in plan. The 400-SF Minimal Traditional-style primary residence was built in 1946. The primary residence has a square building footprint, and is located on the southeast portion of the parcel. The second building is located just northwest of the primary residence and may have been used as a garage. The primary residence is surmounted by a gabled roof, clad in composition shingles, and is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North
Date 10/08/2025 Accession #

***P6. Date Constructed/Age and Source:** 1946
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Arnett Family Trust
Address 626 W 1st Street
City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/02/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** **626 W 1ST STREET; MR #25** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-105

B2. Common Name: 626 W 1st Street; AA Construction

B3. Original Use: Single-family residence B4. Present Use: Commercial Development

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The original building on the subject property was built in 1946 and is located southeast on the parcel. Just northwest of the parcel is another building that was built between 1948 and 1959. In 1969, a building permit was issued to Ben Sharr to replace the plaster on the outside of the building with stucco. No other building permits were issued for the subject property. Sanborn fire insurance maps were not available for the subject property. The containers located on the northernmost portion of the parcel were added between 2012 and 2014.

The primary/south elevation features of the original building include two aluminum sliding windows, a door, and an attic vent. Two cement steps lead up to the door. The two aluminum sliding windows are positioned evenly on either side of the door. Above the door is a metal awning with a rectangular sign. An attic vent is in the gables. The west elevation is clad in stucco with no fenestration. The rear/north elevation was not visible from the public-right-of-way. The architectural style of the second building is also minimal traditional. The second building is surmounted by a gabled roof, clad in composition shingles. The elevation of the second building is visible from the public right-of-way and has a rectangular sliding glass window. The attic vent is centered under the peak of the gables. In addition to the buildings, there are four train/truck transport containers. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial Development **Area** Rialto, CA

Period of Significance 1940-1960 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and may have been the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto featured seven packing houses in town. Most of the men and many women in the community worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

In 1956, the subject property was a single-family residence. According to a birth announcement, the subject property was either owned or rented by Kenneth Pierce. In 1959, the subject property was a single-family residence. According to a birth announcement, the Conrad A family lived there. In 1960, the residence was advertised for rent. Research was unable to determine who lived on the subject property from 1960 to 1968. In 1969, a building permit

was issued to Ben Scharr, but it is unclear whether Ben Scharr was the owner. At an unknown date between 1968 to 1986, the subject property became a commercial building. In 1986, there were advertisements at the subject address for a construction company. According to NeighborWho, the subject property is owned by the Arnett family in 2025.

Evaluation

National Register of Historic Places/California Register of Historical Resources

The subject property was built after World War II and is not associated with period of population growth that occurred in conjunction with the development of the Santa Fe Railroad in the 1880s or the Pacific Electric Railway in 1913. The primary residence on the subject property, originally built in 1946, was a single-family residence. The secondary building appears to be extant as of 1948. Throughout the years, the primary residence on the subject property has alternated use between a single-family residence and a commercial building. The subject property appears to have been used for staging construction equipment since the 1980s. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, published text (i.e., *Rialto, Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is not eligible for listing under Criteria A/1.

Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history at the national, state, or local level. Therefore, the subject property does not appear eligible for listing under Criteria B/2.

The architect and builder for the two buildings is unknown, and therefore they cannot be attributed to the work of a master architect or builder. The primary residence is a modest and altered example of the Minimal Traditional architectural style and lacks architectural distinction. According to building permits, the subject property's cladding has changed from plaster to stucco. Therefore, the subject property does not appear eligible for listing under Criteria C/3.

The building was constructed using common techniques and materials and does not offer information important to the history of the nation, state, or local development. The subject property is ineligible under Criteria D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 626 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. None of the owners are associated with the development of the property. Although the subject property is associated with commercial development, the subject property is outside the period of significance. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Minimal Traditional house that was built in the late 1940s. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued April 24, 1967. Permit No. 24139.

City of Rialto. Issued March 6, 1969. Permit No. 26313.

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 626 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino County Office of the Assessor. N.d. "626 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 626 W 1ST STREET; MR #25 ***NRHP STATUS CODE:** 6Z

The San Bernardino County Sun. 11 December 1956. P. 19.

The San Bernardino County Sun. 6 May 1959. P. 31.

The San Bernardino County Sun. 25 August 1960. P. 53.

The San Bernardino County Sun. 12 July 1986. P. 56.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc.

***Date of Evaluation:** 04/02/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



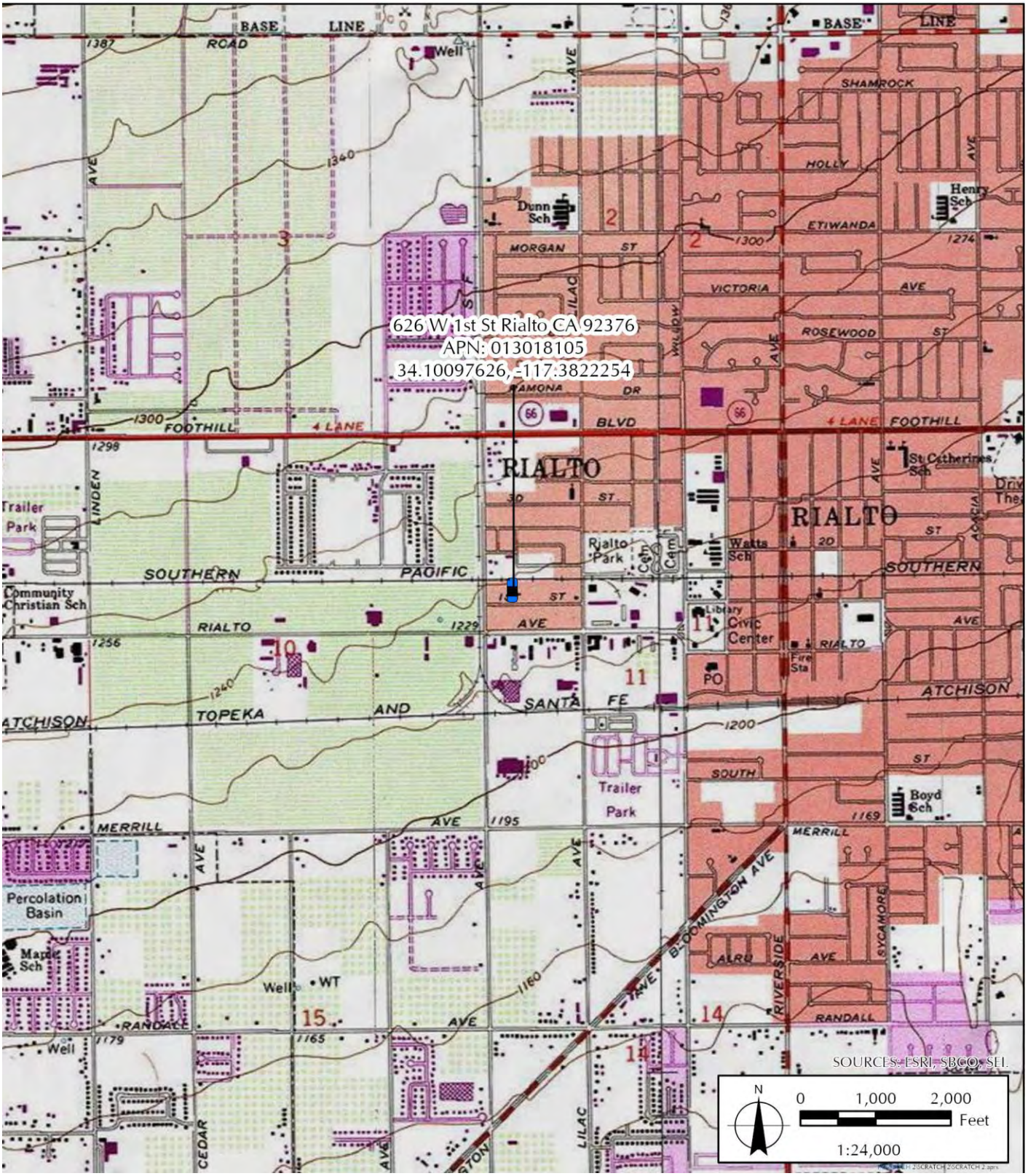
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-105; MR #25**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 560 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 560 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464834.37 mE/ 3773432.57 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left at the first cross street onto W Renaissance Parkway. Continue onto Easton Street. Drive 0.2 mile and then turn right onto Cactus Avenue. Drive 2.3 miles. Turn left onto W 1st Street. The subject property is on the left.

Elevation: 1,251 feet above mean sea level Parcel #(s): 013-018-110

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

The approximately 15,800-square-foot (SF) subject property located at 560 W First Street includes a 5,625-SF Utilitarian-style one-story, commercial building, built in 1973. The parcel is rectangular in plan. The building footprint is rectangular in plan. The parcel slopes uphill from the public right-of-way, from the south up to the north. The building is surmounted by a flat roof. The subject property is clad in stucco. There are eight roll-up doors, visible from the public right-of-way along the primary/east elevation. A large door is located on the southern portion of the primary/east elevation. The south elevation includes a single rectangular fixed window with metal bars over the window, located in the center of the elevation. Two concrete driveways lead up to the subject property located on the west portion and the east portion of the parcel. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1973

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor.

***P7. Owner:** Lala Family Trust

Address 11632 Poema Place

City, State, Zip Chatsworth, CA 91311

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 02/25/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** **013-018-110; MR #26** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-110

B2. Common Name: 560 W 1st Street

B3. Original Use: Storage units B4. Present Use: Commercial

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The building permit records that seven building units that originally were going to be for storage were built. According to the building permit, the owner, R.O Hufford, hired Stutter as the architect. The owner, R.O Hufford, built the building. Before 1973, the subject property was owned by Harry Brostedt, who owned a plumbing business known as Harry's Plumbing. According to newspaper articles, he sold the property in 1969. The San Bernardino Assessor notes that the building located on the subject property was built in 1973. According to historic aerials, newspaper articles, and a building permit the subject property was torn down in the 1960s and rebuilt in 1973. From building permits, the building was demolished and rebuilt in 1973. According to Applications for Certificate Occupancy, several automobile businesses, janitorial services, and bathroom remodeling services were on the subject property since the 1970s. The owners of the property included R.O Hufford, Flying Colors Group, Lala Family, and Harold Adalian. Each unit currently has a different type of business.

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Sutter b. Builder R.O Hufford

***B10. Significance: Theme Commercial Development** **Area** Rialto, CA

Period of Significance 1973-1975 **Property Types:** Car Garage/Automobile Shop

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. The subject property was originally built for storage units in 1973. The building has had a variety of tenants including a variety of different automobile companies. The subject property is one of many auto repair shops in the city and was built outside the period of the early development of the city. Coordination with the Pacific Electric Railway Historical

Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. None of the property owners are mentioned other than in advertisements for the subject property. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The city building records state that R. O Hufford built the original subject property and that the building was designed by Sutter. Sutter is not recognized as a master architect or builder. The building is a modest and altered example of the Utilitarian style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is not eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*

9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 544 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Utilitarian-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued June 5, 1972. Permit number illegible.

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "560 W 1st Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 560 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino Assessor. "560 W 1st Street." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

San Bernardino County Sun. 12 July 1956. "Quarter midget racers appear at Rialto Fair." P. 18.

San Bernardino County Sun. 12 May 1957. "Midget auto racing thrills 4 Rialto kids." P. 20.

B13: Remarks: None

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-018-110; MR #26 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/25/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



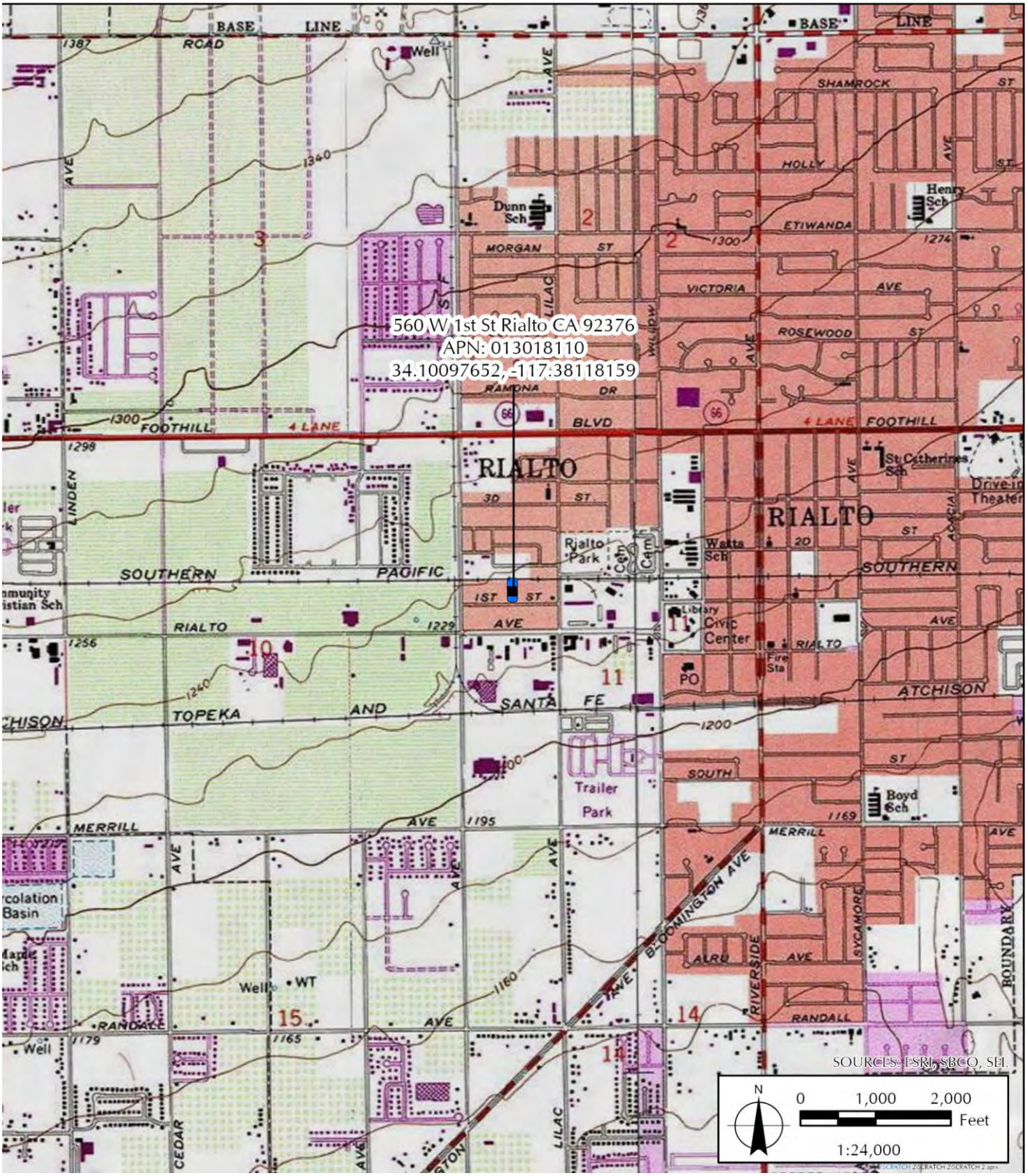
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-110; MR #26**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-018-11; MR #27

P1. Other Identifier: 546 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 546 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464864.5 mE/ 3773423.3 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mlei. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-018-11

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

The 15,750-square-foot (SF) subject property located at 546 W 1st Street includes a 5,625-SF one-story utilitarian style service station and gas station. The subject property and building footprint are rectangular in plan. The parcel slopes uphill from the public right-of-way, from the south up to the north. The building is surmounted by a flat roof. The building is clad in stucco. Seven roll-up doors are visible along the primary/west façade, from the public right-of-way. A large door is located on the southern portion of the primary/west elevation. The south elevation features a single rectangular fixed window with metal bars over the window, in the center of the elevation. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): Northeast
Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1972

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based San Bernardino County Assessor

*P7. Owner: Lala Family Trust
Address 11632 Poema Place
City, State, Zip Chatsworth, CA 91311

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 04/01/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 546 W 1ST STREET; MR #27 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-018-11

B2. Common Name: 546 W 1st Street; P.M. Auto Repair Transmission

B3. Original Use: Storage Units B4. Present Use: Auto-Related Car Repair

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
According to historic aerials and newspaper articles, the subject property had several smaller buildings on the subject property before 1968. According to newspaper articles, the subject property may have been residential before 1968. Historic newspapers note that the Shelley family lived on the subject property. Historic newspapers show that between 1968 and 1971, the buildings on the subject property were demolished and rebuilt with the current rectangular footprint. The San Bernardino Assessor states that the subject property was built in 1972.

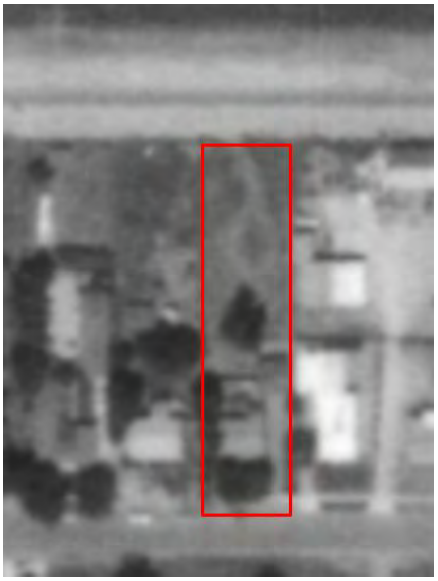


Figure 1. Historic Aerial 1968
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 2. Historic Aerial 1976
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

*B10. **Significance: Theme** Commercial Development **Area** Rialto, CA
Period of Significance 1946-1970 **Property Types:** Car Garage/Automobile Shop

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. Prior to 1972, the subject property included a single-family residence. Around 1971, the residence on the subject property was demolished and replaced with a service station/gas station building. In 1978, a news article was published stating that the City of Rialto had approved the building being used as a storage place for dead bodies.

Ownership History

The original parcel had several buildings including a residential property. According to historic newspapers, the subject property was owned by the Shelley family from as early as 1953 to as late as 1958. The Shelley family lived and worked in Rialto doing dairy work and gardening work. Between 1968 and 1975, the residential properties were demolished and rebuilt with a Vernacular commercial building. A 1978 article states that the subject property was approved to be used as a holding facility for deceased persons (*The San Bernardino County Sun*). News advertisements from the 1980s show that the subject property had 800 SF of space available. A 1988 advertisement states that the subject property was occupied by GH Haywood of Haywoods Auto. A 1991 news article features an advertisement for an A/C installer, suggesting that the property had a variety of different business uses since 1988. However, ownership history could not be clarified through building permits or historic newspaper articles between 1958 and 1992. In 1992, the ownership of the subject property changed from D Simon to Harold Adalian. According to NeighborWho, Harold Adalian owned the subject property from 1992 to 2006. In 2006, Harold Adalian sold the subject property to Flying Colors Group. The Flying Colors Group owned the subject property from 2006 to 2017, when it sold the company to the Lala Family. The Lala family has owned the subject property since 2017.

Evaluation

National Register of Historic Places and California Register of Historical Resources

In the 1980s, the subject property was advertised as a commercial space. The subject property appears to have been used as a commercial building since the 1980s. The current use of the subject property was as an auto shop. According to newspaper articles, Haywood Auto used the subject property in 1988. As an auto shop, the subject property was outside the period of significance for the City of Rialto's post-World War II residential expansion

period. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

The property owners are not mentioned in newspapers, other than in advertisements for the subject property. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto. Therefore, the subject property is ineligible for listing under Criterion B/2.

The architect and builder for the subject property are unknown; as such, the building is not known to be the work of a master architect or builder. The building is a common example of the Utilitarian style and lacks architectural distinction. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. Furthermore, this property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 546 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city of Rialto. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a common example of a Utilitarian-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "546 W 1st Street, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Maxwell, Lowanna. 15 February 1978. "Growth workshop declared successful." *The San Bernardino County Sun.* P. 26.

NeighborWho. N.d. Property search report for 546 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Record. 12 April 1956. P. 5.

San Bernardino Assessor. N.d. "546 W 1st Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 October 1953. P. 14.

The San Bernardino County Sun. 15 January 1958. "Thomas J. Shelley." P. 19.

The San Bernardino County Sun. 31 October 1984. P. 47.

The San Bernardino County Sun. 4 April 1988. P. 41.

The San Bernardino County Sun. 21 September 1991. P. 50.

B13: Remarks: None

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 546 W 1ST STREET; MR #27 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/01/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



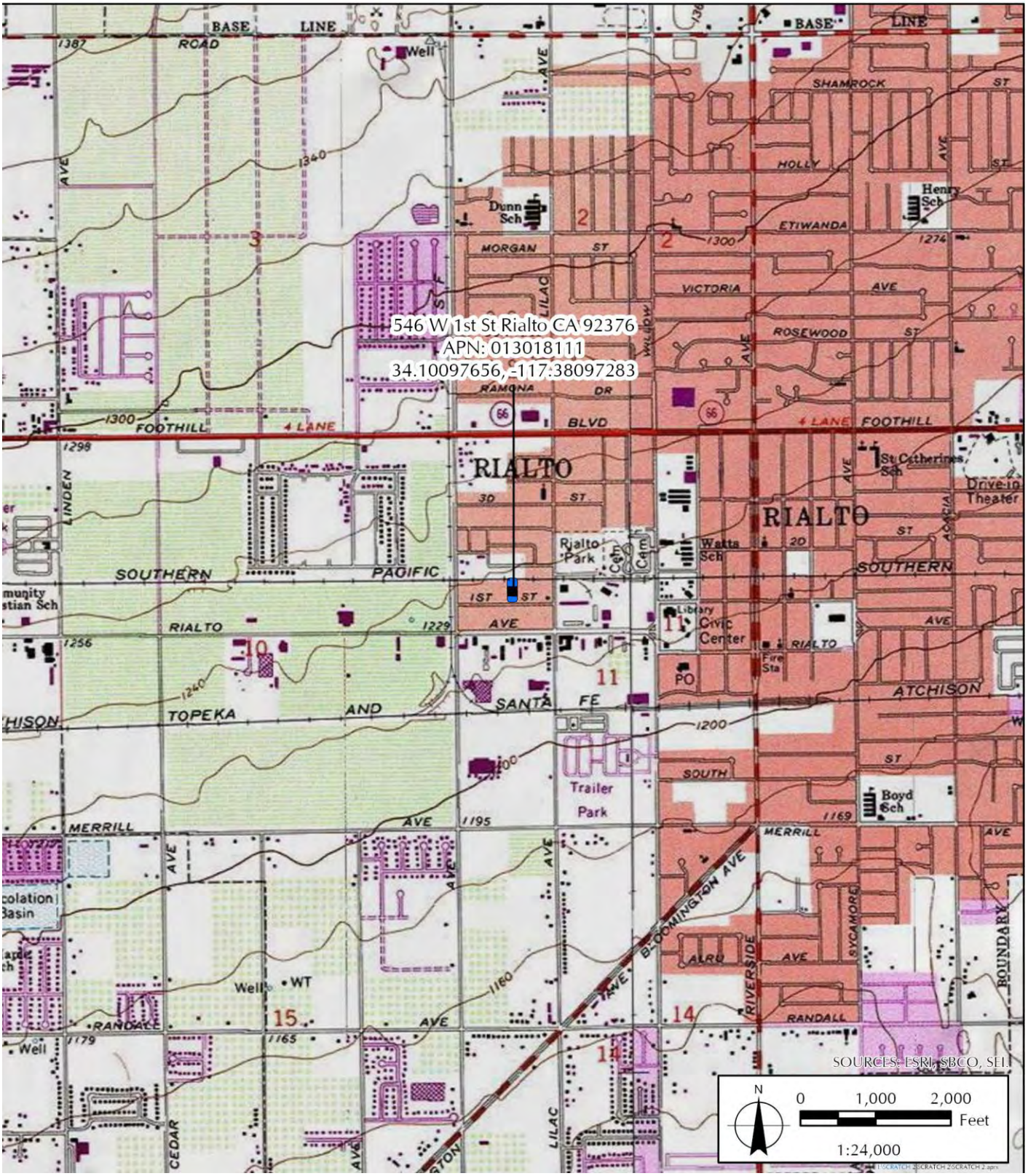
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-11; MR #27**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-018-129; MR #28**

P1. Other Identifier: 544 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 544 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464883.10 mE/ 3773399.71 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mile. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1241 feet above mean sea level Parcel #(s): 013-018-129

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

The 26,200-square-foot (SF) subject property located at 544 W 1st Street includes three buildings, based on information available from the County of San Bernardino Office of the County Assessor and verified using Google Earth imagery. The building was constructed in 1964. There is an 1,800-SF Utilitarian-style warehouse/storage building located closest to 1st Street. There is partial visibility of a second building (approximately 3,229 SF) located north of the warehouse/storage building. The third building (approximately 1,995 SF) is not visible from the public right-of-way and could not be described. The parcel is 'L' shape in plan. The storage/warehouse building is in the southeast portion of the parcel. The storage/warehouse building is surmounted by a flat roof. The storage/warehouse building is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1965

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:**	Jose Abel Almanza
Address	3641 Rhodes Lane
City, State, Zip	Baldwin Park, CA 91706
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA, 91107
***P9. Date Recorded:**	02/11/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 544 W 1ST STREET, MR #28** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-129

B2. Common Name: 544 W 1st Street

B3. Original Use: Commercial, Auto-Related Car Repair B4. Present Use: Commercial, Auto-Related Car Repair

***B5. Architectural Style: Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
In 1964, the owner, James Malachowski, designed and built a warehouse of about 1,200 SF. In 1966, James Malackhowski built a wall around the subject property. James Malackhowski requested an addition to the primary building in 1971 for office and storage space. He did the addition himself. In 1977, Tom Finneran hired Delfin C. Parco, of Building Construction Association, to design and build a combination metal and concrete block building. In 1977, they also paved the driveway and access car parking. Tom Finneran reroofed the buildings on the subject property in 1981.

The primary/south elevation features two large sliding aluminum windows with metal window bars. A solid metal automatic fence encloses the west portion of the parcel. Behind the fence, a large metal carport is supported by five metal poles and is attached to the west elevation of the storage/warehouse building. A concrete driveway leads up to the fence on the west portion of the parcel and leads all the way to the northeast portion of the parcel. Three roll-up metal doors are visible on the west elevation. The rear/north elevation and east elevation were not viewable from the public right-of-way. The building located to the north of the property, viewable from the public right-of-way, is clad in concrete blocks. According to Google aerial imagery, the building is surmounted by a flat roof. According to Google images from 2018, a sign is mounted on the south elevation with the words "Finnean's Auto Sales" in big capital red letters. As of 2024, the sign was obscured by the car port. The west elevation of the building appears to have a car port attached to the elevation. The north elevation also features a car port. The east elevation was not viewable from the public right-of-way. The building located on the northeast portion of the parcel was not viewable from the public right-of-way. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial Development **Area** Rialto, CA

Period of Significance 1965 **Property Types:** Car Garage

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

The subject property was known as Tom and John Finneran's Auto Shop from 1974 until at least 2003. At an unknown date, the name changed from Tom and John Finneran's Auto Shop to Tom Finneran's Auto Shop. Before moving to the subject property, Tom Finneran had worked at the local 76 gas station. Tom Finneran offered "all mechanical repairs and service as well as a selection of used vehicles for sale. Finneran said the firm specializes in auto electrical problems" (*The San Bernardino County Sun*). Not only did Tom Finneran own a shop, but he also was a hobby stock car racing driver who drove in several races throughout the 1970s (*The San Bernardino County Sun*).

In 2003, the ownership of the subject property changed hands to Erik Unger and Joshua Matthews. According to NeighborWho, Erik Unger and Joshua Matthews owned the subject property from 2003 to 2014. According to the Certificate of Occupancy from the City of Rialto, the new owners owned a business called Cutting Edge Store Fronts. According to an Air Quality Permit Checklist, the store was for a cabinet shop. The cabinet shop remained until 2011, when another Certificate of Occupancy was filed for an automotive accessories and installation business called C.R. Motoring. The owner of the company was Christopher Simonson. In 2014, the subject property was sold to Jose A Almanza. The Almanza family have owned the subject property since 2014. Throughout all these ownership changes, the subject property served the community as an auto repair shop and briefly as a cabinet shop. Today, the auto repair shop is known as Manuel's Auto Repair shop and specializes in engines repairs, car suspensions, and tune-ups.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, originally built in 1964, was built and owned by James I Malackhowski. The original purpose of the building was for storage. Throughout the years, the building has shifted from a warehouse to an auto shop, to a cabinet shop, and back to an auto shop. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is not eligible for listing under Criterion A/1.

Tom Finneran, an amateur race car driver, owned the property for a period. Mr. Finneran raced in and around Southern California. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. None of the property owners, including Mr. Finneran, are mentioned other than in advertisements for the subject property. Therefore, the subject property is not eligible for listing under Criterion B/2.

Properties may be eligible for NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The original architect and builder are unknown; therefore, the design and construction are not the work of a master architect or builder. The city building records state that James I. Malackowski built the original subject property, and it was added onto by Delfin C. Parco of Building Construction Association. According to research, Delfin C. Parco was an engineer and was not an architect. The building is a modest and altered example of the Utilitarian style and lacks architectural distinction. The subject property has been added to over the years, with an addition in 1971 and another building constructed in 1977. Therefore, the subject property does not appear eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 544 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. Tom Finneran, one of the first owners of the subject property, was a hobby car driver, but most of the entries in the local newspaper discuss his auto car business. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a utilitarian design stucco box, popular in the 1960s and 1970s. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is

not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued December 18, 1964. Permit No. 21301.

City of Rialto. Issued July 1, 1966. Permit No. 23229.

City of Rialto. Issued March 12, 1971. Permit No. 28754.

City of Rialto. Issued February 8, 1977. Permit No. 36950.

City of Rialto. Issued January 15, 1981. Permit No. 46194.

City of Rialto. Issued June 14, 2005. Permit No. 00017323.

City of Rialto. Issued June 14, 2005. Permit No. 2005-2221.

City of Rialto. Issued July 25, 2011. Permit No. 2011-1912.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Keck, David. 4 April 1986. "Racers compete for $11,000 from NASCAR as Saugus Season begins." *The Los Angeles Times.* P. 33.

Redlands Daily Facts. 3 September 1973. "Champ from Redlands: Jerry Bullock wins OSS hobby car title." P. 9.

Redlands Daily Facts. 1 June 1974. "Tom Finneran back at OSS track tonight." P. 8.

B13: Remarks: None

*B14. Evaluator: Morgan Thomas, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

*Date of Evaluation: 02/11/2025

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 544 W 1ST STREET, MR #28 ***NRHP STATUS CODE:** 6Z

(This space reserved for official comments).

(Sketch Map with north arrow required).



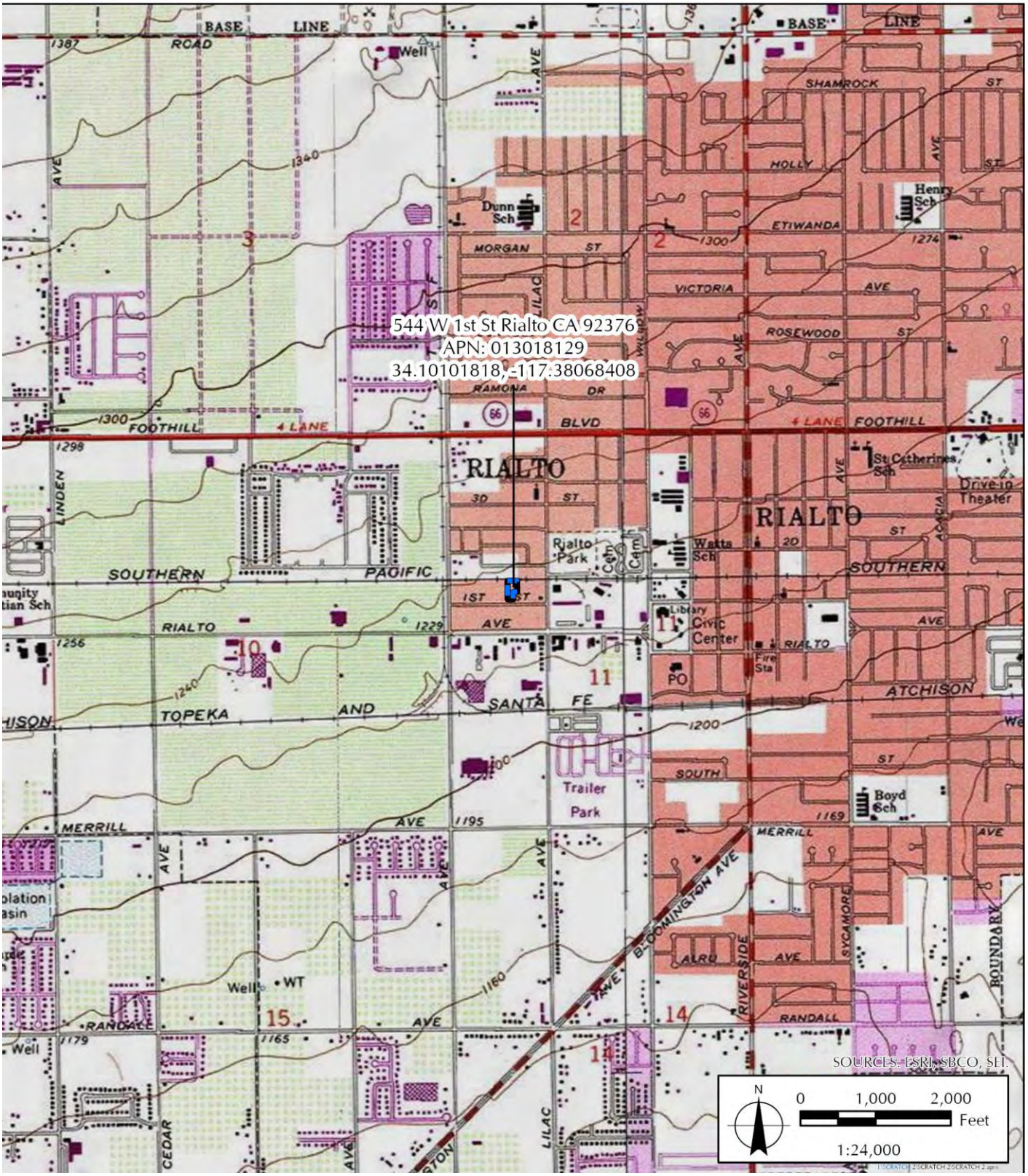
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-129; MR #28**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-018-130; MR #29

P1. Other Identifier: 013-018-130

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 522 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464950.4 mE/ 3773423.7 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Drive 0.7 mile. Turn left onto N Fitzgerald Avenue. Drive 0.3 mile. Turn left onto W Baseline Road. Drive 0.8 mile. Turn right onto N Lilac Avenue. Drive for 1.4 miles. Turn right onto W 1st Street. The subject property is on the right.

Elevation: 1245 feet above mean sea level Parcel #(s): 013-018-130

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

The 47,250-square-foot (SF) subject property located at 522 W 1st Street includes a 6,600-SF utilitarian-style warehouse/storage building, constructed in 1958. The parcel is rectangular in plan. The building footprint is rectangular in plan. The warehouse/storage building appears to have nine units that are rented out to various businesses. The warehouse/storage building is located on the northwest portion of the parcel, and the parking lot is located on the south and east portion of the lot. A chain-link fence is located on the west and east border of the parcel. The north portion of the parcel has a concrete block fence. The building is surmounted by a flat slab roof, clad in concrete. The building is clad in concrete blocks.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): Southwest
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1958

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** JDB ENTS LLC
Address PO Box 658
City, State, Zip Oceanside, CA 92049

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/18/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-018-130

B2. Common Name: 522 W 1st Street/Rialto Industrial Park

B3. Original Use: Industrial and Commercial B4. Present Use: Industrial and Commercial

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The original building permits were not available for the subject property; the architect and builder are unknown. According to San Bernardino Assessor's Office, the subject property was constructed in 1958. However, historical aerials show that the subject property's footprint changed between 1959 and 1966. A 1959 historic aerial shows that a different footprint of a building was located on the subject property in 1959, a year after the San Bernardino Assessor stated that the subject property was built. Historic newspapers in the 1950s noted that the subject property was for sale or lease in 1959 as a 2,490-SF building. In 1965, a newspaper article stated that Simon Helpern was issued a building permit for an addition to the subject property. By 1966, newspapers advertised the subject property as a new block building of 6,600 SF. Historic aerials from 1968 show that the current footprint of the building was extant. The footprint of the building has not changed since 1968. A 1975 newspaper article states that the subject property was reroofed. According to Google imagery, the clapboard changed between March 2012 and March 2018 from vertical clapboard to horizontal clapboard.

The primary/east elevation features 10 roll-up doors evenly distributed along the elevation. There are 10 double wood doors evenly distributed along the elevation. Over the majority of the doors are signs that note the business in each unit. The north elevation was not visible from the public right-of-way. The rear/west elevation features a brick wall. The south elevation features a block wall with the center portion clad in vertical clapboard. A portion of the elevation features the various units with each business listed. The north portion of the elevation abuts the former Pacific Electric Railway right-of-way.

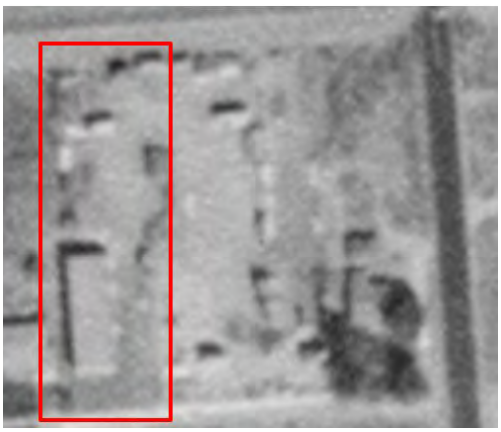


Figure 1. 1959 Historic Aerials
SOURCE: *UCSB Library: Framefinder*

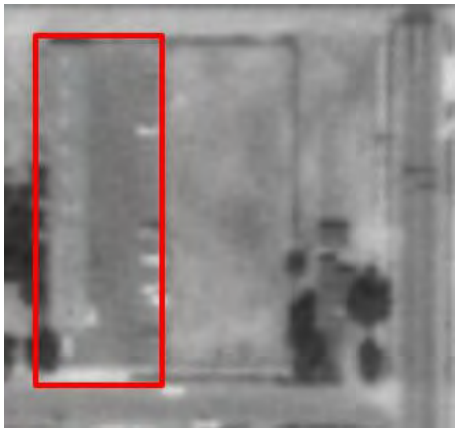


Figure 2. 1968 Historic Aerials
SOURCE: *UCSB Library: Framefinder*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Commercial Development Area** Rialto, CA

Period of Significance 1950-1974 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west

of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle.

From the 1950s, the subject property was advertised for light industry and warehouses. According to building permits, the subject property has been used for a variety of different businesses including machine shops, storage, upholstery, and automotive repair and car shops. The building has had a variety of businesses located in each unit. Research was unable to clarify who owned the subject property from the 1950s through 1980s.

Ownership History

In the 1980s, NeighborWho indicates that the subject property was owned by the Licht family. The Licht family owned the subject property until 2004. NeighborWho indicates that the next owners of the subject property were Edwin W. and Shannon M. Engle. The Engle family owned the subject property until May 2005. In 2005, the subject property was owned by Fair Day, which continued to own it until 2019, when it was sold to Jdb Ents. Jdb Ents has owned the subject property since 2019.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 70 years. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 and later reference residential development proximal to the Pacific Electric Line. The subject property was built for warehouse/storage. The building has had a variety of tenants, including a variety of different automobile companies. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of property deeds, available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research findings, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The original building permits were not available for the subject property, rending the original architect and builder unknown. As such, the building is not known to be the work of a master architect or builder. The subject property is a common example of a Utilitarian-

style commercial building used for warehouse/storage and lacks architectural distinction. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that associates 522 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city of Rialto. The subject property has had a variety of different businesses, and none of the businesses are mentioned in historic newspapers. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a common example of a Utilitarian-style building with add-ons occurring between 1959 and 1966. Furthermore, the south elevation's cladding has been changed since its original construction. Based on visual inspection, the building does not embody elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established

and familiar visual feature of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1959-1968. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "522 W First Street, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 522 W First Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino Assessor. N.d. "522 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 4 February 1959. P. 29.

The San Bernardino County Sun. 17 November 1965. "Rialto building totals $54,745 for two weeks." P. 1.

The San Bernardino County Sun. 22 September 1966. P. 69.

The San Bernardino County Sun. 2 August 1975. "Building permits top $29,700." P. 47.

B13: Remarks: None

*B14. Evaluator: Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107 (Sketch Map with north arrow required).

*Date of Evaluation: 04/18/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 522 W 1ST STREET, MR #29 ***NRHP STATUS CODE:** 6Z



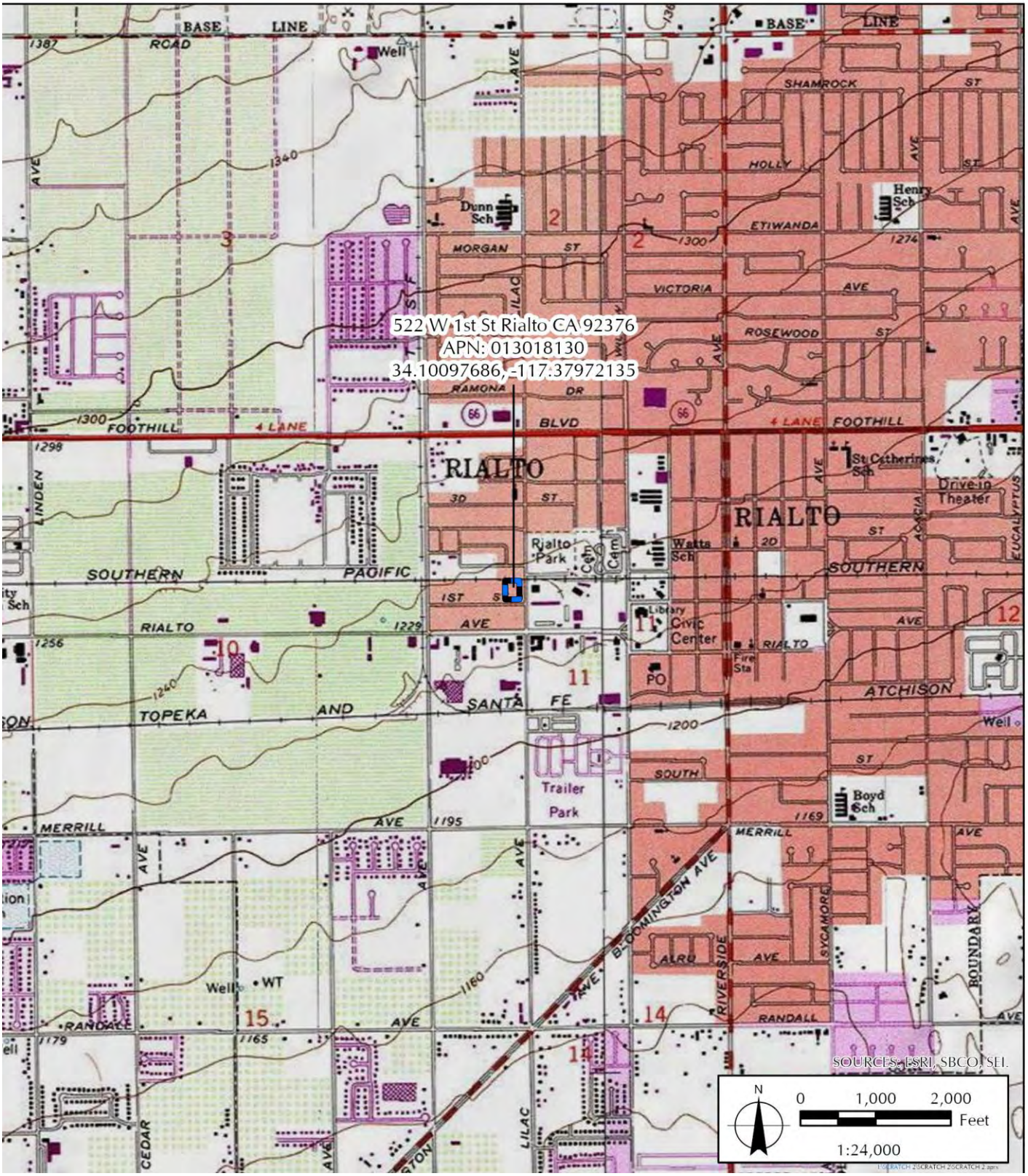
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-130; MR #29**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-019-111; MR #30**

P1. Other Identifier: 128 N Willow Avenue/Rialto Police Station

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 128 N Willow Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465404.1 mE/ 3773308.0 mN

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

From Interstate 210 E exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. Drive 1.0 mile. The subject property is on the right.

Elevation: 1237 feet above mean sea level Parcel #(s): 013-019-111

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

The 18,000-square-foot (SF) subject parcel houses the approximately 9,792-SF Rialto Police Station that was built and dedicated in 1973, in the New Formalism style. The parcel is rectangular in plan, with the southeastern corner of the parcel curved to accommodate the right-turn lane at the adjacent street intersection. There are three buildings located on the property, the police station, an administrative building, and a new police station, built in 2025. According to a February 2025 Google Street View image, a new police station was being built in the north portion of the parcel. However, at the time of the survey in October 2024, no buildings were in the northern portion of the parcel.

P3b. Resource Attributes: (List attributes and codes) HP-9: Public Utility Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1973

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** City of Rialto

Address 128 N Willow Avenue

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/10/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2

B1. Historic Name: 013-019-111

B2. Common Name: Rialto Police Station/128 N Willow Avenue

B3. Original Use: Police Station B4. Present Use: Police Station

***B5. Architectural Style:** **New Formalism**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The police station was designed by Jay D. Wheaton, a Rialto architect, who designed several buildings in Rialto including the Central Library building, an expansion of City Hall, and the Civic Center. The building was built by Emery Jackson. According to historic news articles, the police station was built in 1973 in the New Formalism style. A 1973 photo shows that the original primary/east elevation features six concrete grilles. At the time of this report, only two of the six concrete grilles remain. According to the Rialto Police Station website, the Rialto Police Station was dedicated in 1973. According to historic aerials, the other buildings located on the subject property were built between 1985 and 1994. Between 1995 and 2002, the rear/west parking lot was added to the subject property. According to Google images, the subject property main doors were replaced with similar doors, and an accessible ramp was added between 2012 and 2015. Between 2018 and 2020, the solar panels above the parking lot were added.

The new police station is clad in concrete. Since the new police station is under 50 years old, it was not evaluated for eligibility to be listed in the NRHP or CRHR. The police station is located on the southern portion of the parcel, a gabled-roof administrative building is north of the Rialto Police station, and a parking garage is in the west portion of the parcel. The primary façade of the police station faces east on to Willow Avent. The police station is rectangular in plan. The police station is surmounted by a flat slab roof and clad in a mixture of concrete blocks and stucco. The primary/east elevation features a large entrance in the center of the elevation with double commercial doors. A set of concrete steps lead up to the primary entrance. Metal railings are on either side of the steps and in the center of the steps. Another set of concrete steps face north and is bracketed by a simple metal railing. The north portion of the elevation features a concrete ramp facing south that leads up to the entrance. A simple metal railing is on the east side of the ramp. The primary/east elevation features two decorative concrete grilles and 10 free-standing concrete block slender columns at regular intervals along the primary elevation. The southern portion of the primary/east elevation features a block wall with large metal lettering that state in block letters: “RIALTO POLICE,” and the second line reads: “SIDNEY A JONES BUILDING.” The north portion of the elevation features a block wall. The south elevation features four narrow single-lite fixed windows, six concrete block slender columns, and one decorative concrete grille. The concrete grille is featured at the center of the elevation, with the six concrete block slender columns at regular intervals along the elevation. Two sets of two narrow aluminum single-lite fixed windows are featured on the west portion and the east portion of the elevation. A low decorative block wall is featured on the bottom of the elevation. The rear/west elevation could not be seen from the public right-of-way. The north elevation features a breezeway, the visibility of which is partially obscured from the public right-of-way by a wooden fence. To the north of the primary police building is another building surmounted by a gabled roof. The primary elevation of the second building is clad in vertical clapboard. Two large aluminum sliding windows are featured on the primary/east elevation with prominent wood surround. Two rectangular attic vents are featured in the gables. The south and west elevations were not visible from the public right-of-way. The north elevation featured four sliding aluminum windows with prominent wood surround. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2

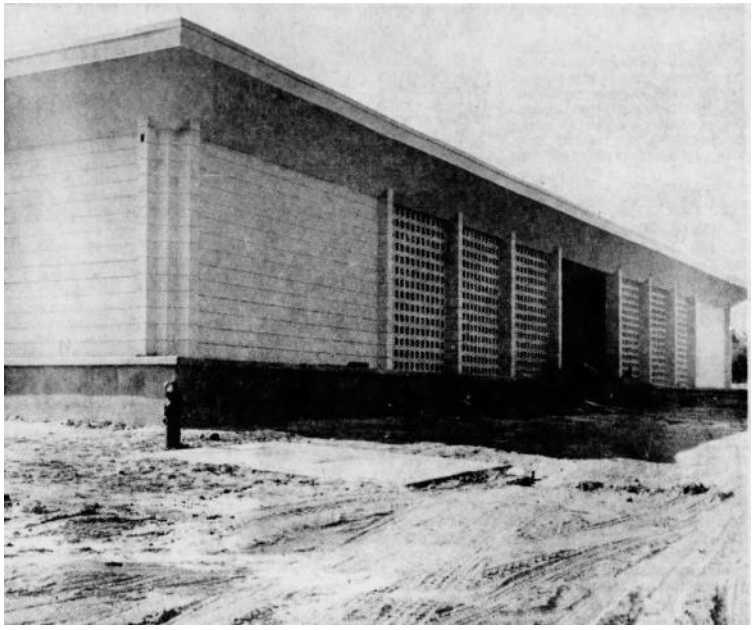


Figure 1. Police Station, 1973
SOURCE: *The San Bernardino County Sun*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Jay D. Wheaton b. Builder Emery Jackson

***B10. Significance: Theme Civic and Institutional Development Area** Rialto, CA

Period of Significance 1911-1975 **Property Types:** Institutional

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

The police department was housed in the City Hall building starting in 1927. It remained there until 1973, when it moved to the subject address. According to newspaper articles, the police station was designed by Jay D. Wheaton. Jay D. Wheaton designed several of the public buildings in the area including the Central Library building, the fire department building, and the expansion of the City Hall. After the completion of the public library, Jay D. Wheaton noted that "the contemporary design of the building is distinguished by a vaulted canopy over the front entrance to harmonize with other city buildings, as well as a decorative screen of cement blocks" (*The San Bernardino County Sun* August 1965). Thus, the police station, built in 1973, was designed to harmonize with other public buildings with character-defining features such as the concrete grilles, and concrete blocks. However, unlike the Central Library, the police station was modest in design and lacked some of the ornamentation of the Central library, like the vaulted canopy. Therefore, although the police station harmonized with the other public buildings, it was the most modest example of Jay D. Wheaton. Historic newspapers state that the builder of the police station was Emery Jackson.

The police station was dedicated to Sidney A Jones, the chief of the Rialto police for 31 years, who served in the police for 41 years. According to historic newspaper articles, Sidney A Jones was the first motorcycle police officer and held the distinction at the time of his retirement in 1977 as the longest serving police chief in California who had "served a single city continuously" (*The San Bernardino Sun* June 1993). The police station started with less than half of the current 150 total employees that the City of Rialto had at the time of this report.

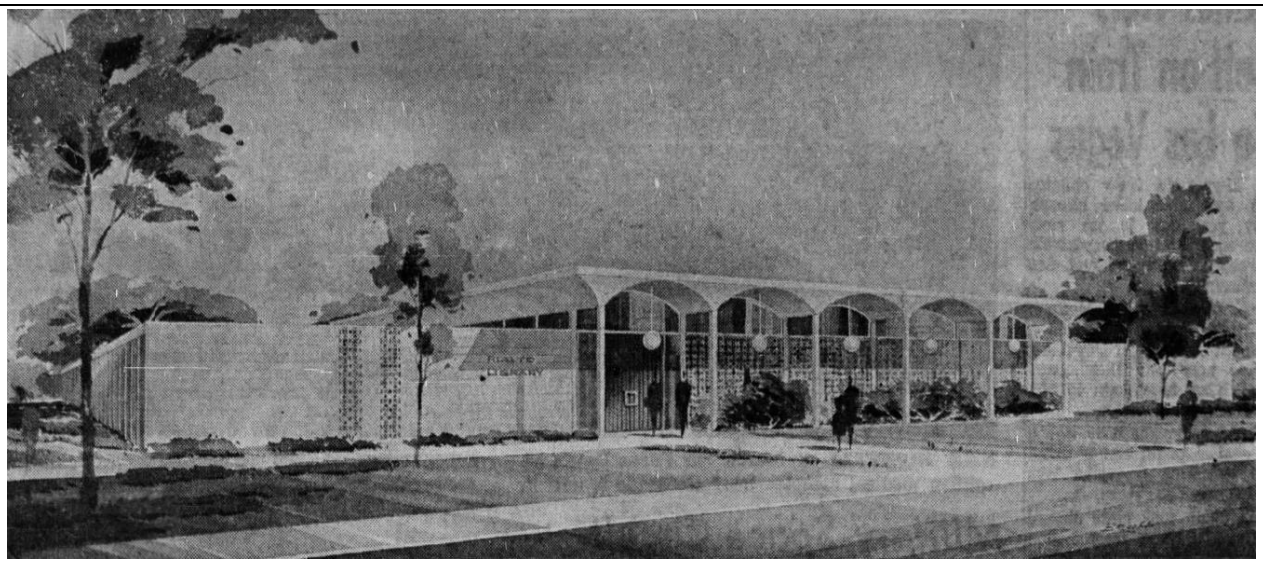


Figure 2. Rialto Central Library, August 1965
SOURCE: *The San Bernardino County Sun*

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. However, the subject property was built after the period of significance of the Pacific Electric Line and therefore is not associated with the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. The subject property was originally built in 1973 as the Rialto Police Station. The building's construction occurred after the City's period of significant civic and institutional development, and thus the subject property was not a key driver in the overall development of the City of Rialto. Therefore, the subject property is not an early or especially significant example of this development and thus determined not eligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Although the building was named after Sidney A. Jones, a former Police Chief, the building was dedicated three years prior to his retirement. Sidney A Jones was the first motorcycle police officer in Rialto and was the Police Chief for 31 years. However, there are no awards or recognition related to his role as a police officer associated with the building. Research on the subject property did not show any association of the subject property with demonstratable contributions to the history of state, or nation, or City of Rialto. Therefore, the subject property is not eligible under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. According to research, the subject property was designed by Jay D. Wheaton, a local architect in the area. Research did not indicate that Jay D. Wheaton was a master architect. Although the police station New Formalism style harmonized with the other public buildings, it was the most modest of the public buildings that Jay D. Wheaton designed. The Central Library,

another of Jay D. Wheaton's designs, has elaborate architectural details such as the vaulted canopy. Furthermore, the police station's primary/east elevation has been altered with the removal of two concrete decorative breeze grilles and the addition of the wheelchair accessible ramp. Despite the continual symmetrical design, the subject property is not a distinctive example of the New Formalist style compared to the more elaborate New Formalism Central Library. Therefore, the subject property is found ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property was the first free-standing police station in Rialto and added to the development of the City of Rialto. Despite the police station being part of the institutional development of the City of Rialto, it was not a significant key driver to the development of the city. Furthermore, the subject property was not identified through research as a place where a significant historic event occurred. Although the subject property was named after Sidney A. Jones, the chief of police for 31 years, he only served as the chief of police for three years in the police

station. Therefore, the subject property is not strongly identified with people of significance who contributed to the culture, history or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

Historic newspaper articles state that the subject property was designed by Jay D. Wheaton, an architect for the City of Rialto. He designed several of the public buildings in the area including the fire station, the City Hall expansion, the Civic Center, and the Central Library. The Central Library, located across the street on W First Street, was built in 1965. Jay D. Wheaton noted that he built the Central Library to harmonize with the other city buildings in Rialto. Despite the many different buildings that he built in the City of Rialto, research did not indicate that Jay D. Wheaton was considered a master architect. Therefore, the subject property is not eligible under Criterion 4 or 5.

The Rialto Police Station, built in 1973, is a distinctive example of New Formalism under the local historic preservation ordinance. The subject property, built in similar design to the Central Library across the street, has retained several of its character-defining features such as the symmetry of the design and free-standing slender columns. Despite the loss of four of the six concrete grilles on the primary elevation, the subject property retains symmetry of design. Therefore, the subject property is a distinctive example of New Formalism in the City of Rialto. Based on visual inspection, the building does embody elements of architectural design, detail, materials or craftsmanship and is considered a good example of a period or style. Therefore, the subject property is eligible under Criteria 6, 8, and 9.

The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 7 and 10.

The Rialto Police Station is recommended eligible for Local Listing under Criteria 6, 8, and 9.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

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Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "New Formalism." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 655-673.

Rialto Record. 8 December 1960. "New County Building Okeyed." P. 11.

Rialto Record . 5 January 1961. "New County Building Plans Await City's." P. 1.

Rialto Record . 30 June 1966. "Jay Wheaton Elected Chairman of Rialto Planning Commission." P. 1.

Rialto Police Benefit Association. N.d. "Police Department History." Accessed April 10, 2025. https://rialtopba.com/about/police-department-history

San Bernardino County Office of the Assessor. N.d. "626 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 6 February 1960. P. 14.

The San Bernardino County Sun . 10 November 1960. "Civic Center work may start in June: Plan calls for three plants." P. 37.

The San Bernardino County Sun . 16 August 1965. P. 16.

The San Bernardino County Sun . 21 August 1965. P. 12.

The San Bernardino County Sun . 7 February 1973. "Rialto gets new police building." P. 25.

The San Bernardino County Sun . 15 August 1973. "Occupancy near." P. 25.

The San Bernardino County Sun . 9 November 1973. "New Rialto Police Department building dedication tomorrow." P. 14.

Valenzuela, Cerise A. 26 June 1993. "Former Rialto police chief dies." *The San Bernardino County Sun.* P. 14.

Westside Story Newspaper. 16 May 2024. "Rialto breaks ground on new police station." Accessed April 10, 2025. https://www.westsidestorynewspaper.com/rialto-breaks-ground-on-new-police-station/

Whitehead, Brian. 27 April 2022. "Rialto begins process of replacing 50-year-old police station: The Willow Avenue facility opened in 1973 and has long hurt for space." *The Sun.* Accessed April 10, 2025. https://www.sbsun.com/2022/04/27/rialto-begins-process-of-replacing-50-year-old-police-station/

Yetzer, Carl. 10 January 1990. "Rialto building to be named for slain sergeant." *The San Bernardino County Sun*. P. 17.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107 (Sketch Map with north arrow required).

***Date of Evaluation:** 04/10/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2



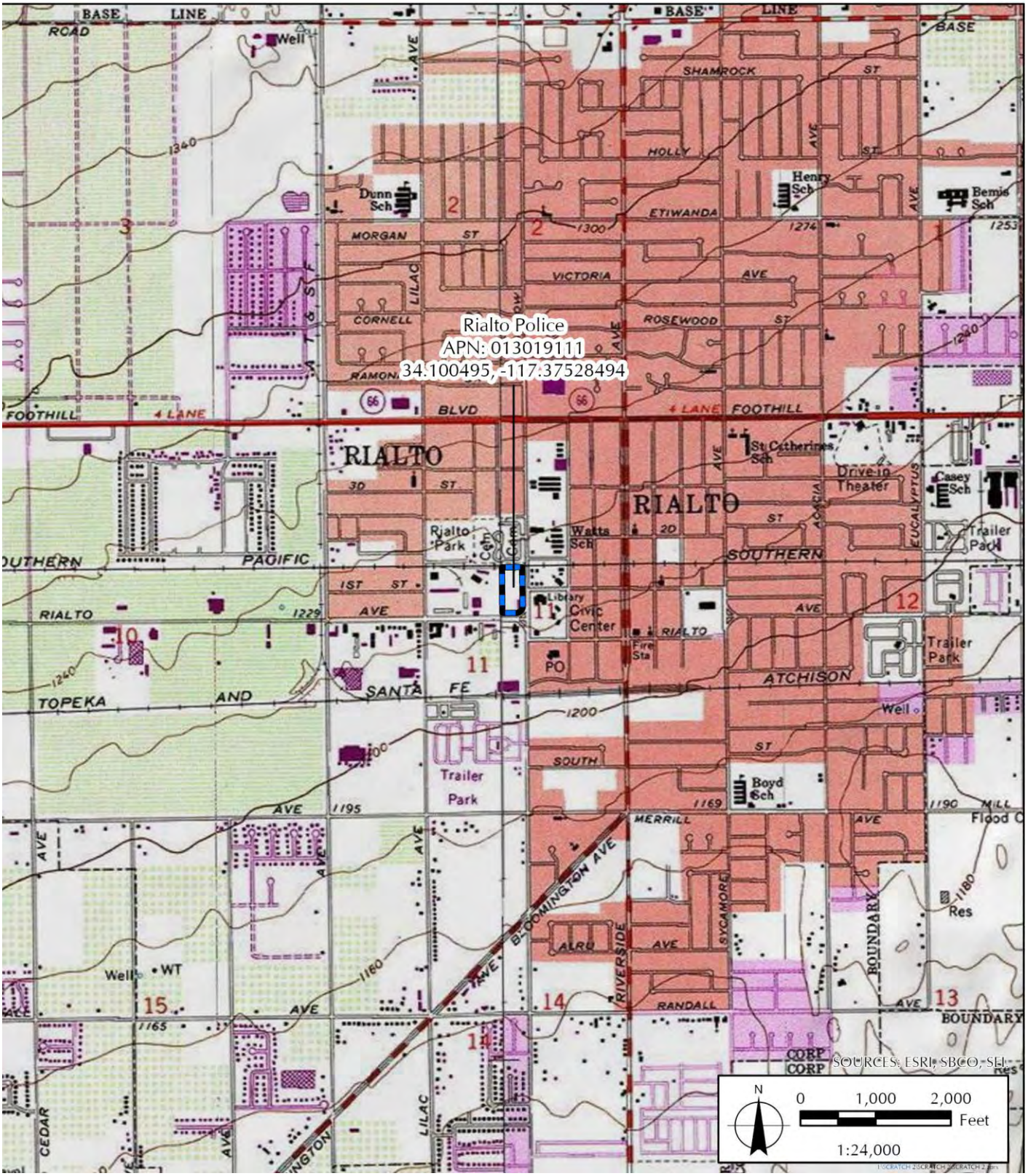
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-019-111; MR #30; Rialto Police Station**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder): 013-042-101; MR #31**

P1. Other Identifier: 185 N Eucalyptus Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 12 ; S.B. **B.M.**

c. Address 185 N Eucalyptus Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467133.4 mE/ 3773572.0 mN

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

From Interstate 210 E take exit 72 Pepper Avenue. Drive 1.4 miles. Turn right onto E Etiwanda Avenue. Turn left onto N Eucalyptus Avenue. The subject property is on the left.

Elevation: 1217 feet above mean sea level Parcel #(s): 013-042-101

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

The 362,854-square-foot subject property located at 185 N Eucalyptus Avenue houses the Parque Mobile Home Park, built in 1960. The subject property is square in plan. The mobile home park includes 99 spaces for mobile homes or RVs, as well as two centrally located community buildings and a community pool. The mobile home units, although diverse in level of modification, are typically simple side-gabled buildings with what appear to be metal or vinyl siding, vinyl windows, and composition shingle roofing. The community is accessed via two entrances on its west edge fronting N Eucalyptus Avenue. These two entrances extend directly towards the east edge of the parcel, connecting to form a 'U'-shaped roadway. Inside the 'U'-shaped street is a wishbone-shaped series of three connecting streets. One additional north-south street connects the 'U'-shaped road near the west entrances. Although not visible from the public right-of-way, historic aerial photographs reveal that the lot's administrative hub and clubhouse, with two Contemporary-style community buildings and a rectangular-shaped pool, is situated at the center of the wishbone-street plan in the center of the parcel.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: West Entrance from N Eucalyptus Avenue



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source: 1950**

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Parque Mobile Home Estates, LP

Address 425 N Whisman Road, Suite 600

City, State, Zip Pasadena, CA 91107

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 185 N EUCALPYTUS AVENUE, MR #31 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-042-101

B2. Common Name: 185 N Eucalyptus Avenue

B3. Original Use: Mobile Home Lot B4. Present Use: Mobile Home Lot

***B5. Architectural Style: Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property's community buildings and pool were not available, rendering unknown the original architect or builder. Available Sanborn maps did not cover this portion of N Eucalyptus Avenue or this date of construction. A 1948 aerial photograph reveals that the entirety of the parcel was covered in orchards at that date. A 1959 aerial photograph depicts the orchards had been removed, the street design of the mobile home park had been laid out, and the two community buildings had been erected, as well as the pool. The 1959 aerial suggests that the community buildings were the first to be erected on the site, at least one year earlier than the official build date according to the San Bernardino County Assessor.

A 1966 aerial photograph reveals that the street design and community hub of administrative building, clubhouse, and pool were all in place by that year. It appears that the concrete pathway leading from the east corner of the community hub toward the administrative building was also in place by that date, as well as the concrete pad to the south of the pathway, which today (and likely originally) served as an open deck for sunbathing near the pool. Subsequent aerial photographs reveal that a large tree situated between this concrete pad and the pool, which would have originally provided shade to part of the area, was removed at some point between 1985 and 1995. At an unknown date, the windows on the rectangular administrative building were replaced with vinyl sliding iterations.

To the immediate northwest of the pool is a long, rectangular administrative building with a low-pitched gabled roof, exposed purlins and rafters with moderate overhanging eaves, what appears to be a brick or masonry wall supporting the southeast-facing gable end, and a series of vinyl sliding windows. Photos from real estate listings indicate this rectangular-shaped building includes residents' mailboxes. To the north of the pool is a second clubhouse building with an irregular footprint. The building roofline is gabled but terminates in a triangular-shaped southwest corner with exposed rafters that ascend. A wraparound patio, supported by narrow wood posts, faces the pool area. The south elevation framed by the shed-roofed patio includes a series of either aluminum or vinyl floor-to-ceiling windows and doors. Cinderblock walls approximately 5 feet in height frame the community hub along its eastern, wishbone-shaped edge. Similarly designed walls frame the east and west borders of the parcel. The north edge is bound by a chain link fence, which neighbors Casey Elementary School. The south edge of the parcel, also featuring a chain link fence, shares a border with the former Pacific Electric Railway right-of-way.

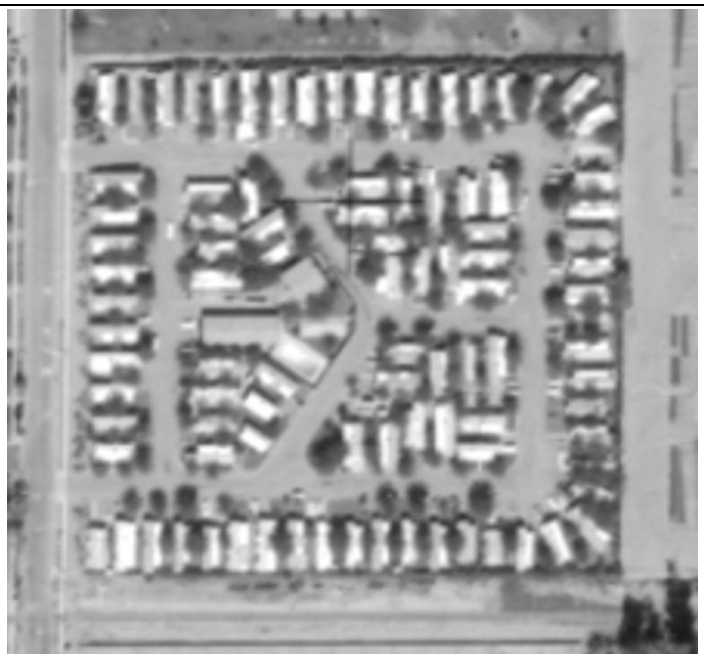


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 2. View of Pool, Administrative Building, and Clubhouse (c. 2025)
SOURCE: *Redfin*

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 185 N EUCALPYTUS AVENUE, MR #31 ***NRHP STATUS CODE:** 6Z



Figure 3. View of Clubhouse (c. 2025)
SOURCE: *Redfin*



Figure 4. View of Pool, Administrative Building, and Clubhouse (c. 2025)
SOURCE: *Redfin*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1920-1969 **Property Types:** Residential Development

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

Documentation of subject property ownership prior to 1986 was not available at online archives. According to historic newspaper articles, Parque Mobile Home Estates has owned the subject property since at least 1986 (*The San Bernardino County Sun* 1986). In 1986, Parque Mobile Home Estates was owned and operated by Glenn R. and Kathleen Messinger. A NeighborWho property search report indicates that ownership transferred from the Messinger family to Peter Wang (Wang Discovery LP) in 2016. Ownership changed back to Parque Mobile Home Estates LP the following year, in 2017, though it is unclear if the Messingers were again involved in the transaction. The present owner in 2025, nevertheless, remains Parque Mobile Home Estates LP.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric line. The subject property, developed in 1959-1960, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric line, as orchards were removed at some point between 1948 and 1959 and replaced with the mobile home park. This change is typical of the region during the post-World War II era of industrial and residential expansion.

The subject property is not an early example of this residential development; nor is it an important enough example to illustrate the post-World War II era of development. The subject property is dated in the final years of the period of significance for the Los Angeles theme of Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourism related uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247."

Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards, and remained popular in subsequent decades. The subject property, which began operations in 1960, is a late example of a mobile home park. Therefore, it is not eligible under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is not eligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property is recommended ineligible as it lacks architectural distinction. The subject property's community core—which includes an administrative building (or mailroom) and a clubhouse—exhibits some character-defining features of the Contemporary style. These include both buildings' low-pitched gable roof, moderate overhanging eaves and exposed roof beams, a broad expanse of uninterrupted wall surface beneath the southeast gable of the administrative building, and uninterrupted wall of floor-to-ceiling fenestration and open terrace/patio on the clubhouse's south elevation facing the pool area. The two buildings are nevertheless not distinctive examples of the Contemporary style, and do not display sufficient character-defining features of the style to qualify as such. The administration building has undergone alteration with the addition of vinyl replacement windows. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. The pools feature typical construction for the time period. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. Furthermore, this subject property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 185 N Eucalyptus Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1960—47 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Although the mobile home park was constructed during the period of significance (1920-1969) for Trailer Parks and Mobile Home Parks, it was constructed late in this period of significance and is one of an estimated 5,232 active mobile homes and RV parks in California, including nearly 20 mobile home parks in the City of Rialto alone, and is therefore not a unique or remarkable example of this property type. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing pursuant to Criteria 1/2/3.

The city building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and do not represent a distinctive example of this housing type. The two community buildings are modest Contemporary buildings and do not possess sufficient character-defining features of exceptional quality (or integrity) to warrant consideration as notable examples of the style. The buildings are not known to be the work of a master architect or builder. Based on a visual inspection, the buildings do not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The buildings are not located in a unique location and are not an established and familiar visual feature of the neighborhood, community, or city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1966. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1995. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Los Angeles Times. 23 October 1968. "Mobile home life is a far cry from trailers of '30s." P. 92.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

NeighborWho. N.d. Property search report for 185 N Eucalyptus Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Redfin. N.d. Property listing for 185 N Eucalyptus Avenue, Unit 63. Accessed April 2025. https://www.redfin.com/CA/Rialto/185-N-Eucalyptus-Ave-92376/unit-63/home/185551957

San Bernardino Assessor. N.d. "185 N Eucalyptus Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 November 1986. "Legal Advertisement." P. 36.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/14/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



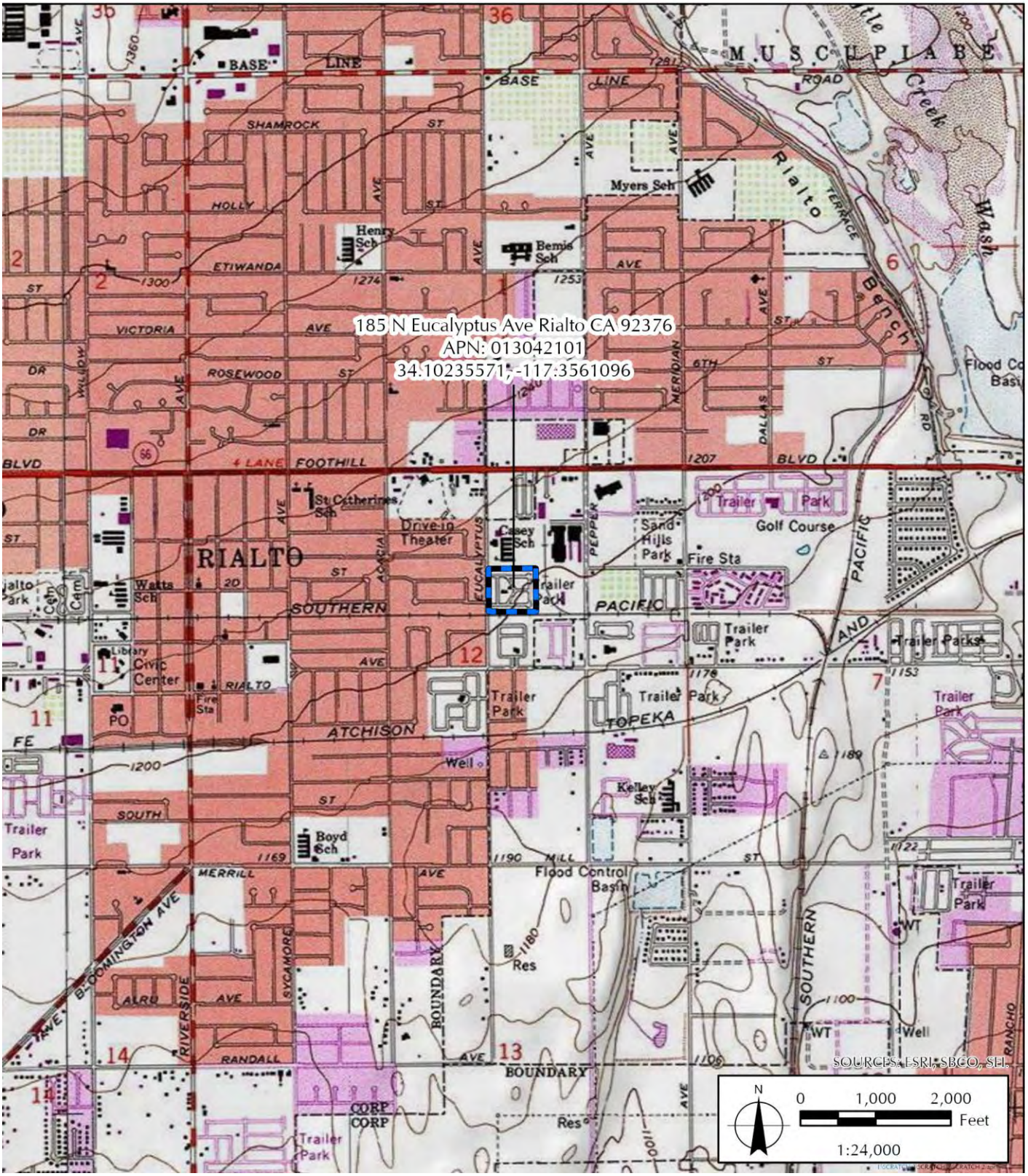
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-042-101; MR #31**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-045-101; MR #32

P1. Other Identifier: 750 E Rialto Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NE ¼ **of Sec** 12 **;** S.B. **B.M.**

c. Address 750 E Rialto Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467157.66 mE/ 3773319.40 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E exit 72 for Pepper Avenue. Turn right onto N Pepper Avenue. Drive 2.4 miles. Turn right onto E Rialto Avenue. The subject property is on the right.
Elevation: 1203 feet above mean sea level Parcel #(s): 013-045-101

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 344,124-square-foot subject property located at 750 E Rialto Avenue houses the Cypress Mobil Home Park, built in 1966. The parcel is square in plan. The mobile home park includes 75 spaces for mobile homes or RVs, as well as a clubhouse and pool near the south-facing entrance. The mobile home units, although diverse in level of modification, are predominantly low-pitched, gabled roofed, or flat-roofed rectangular buildings with wood or vinyl siding and awnings that typically span the majority of certain elevations. The community is accessed via one entrance in the center of the south edge of the lot fronting E Rialto Avenue, where it approaches directly the clubhouse and pool. This community area is surrounded by a semicircle road that connects to the parcel's interior streets. Although not visible from the public right-of-way, historic aerial photographs reveal that the lot's community hub, with a Contemporary-style clubhouse and a rectangular-shaped pool, is situated near the south entrance. The clubhouse features an irregular-shaped footprint with a low-pitched side-gabled roofline clad in composition shingles with moderate, overhanging eaves. Much of the clubhouse appears clad in vertical wood siding, and horizontal wood siding beneath the south-facing gable.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: South entrance from E Rialto Avenue



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source: 1966**
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Group XIV Properties LP
Address 4900 Santa Anita Avenue
City, State, Zip El Monte, CA 91731

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address Street Address
City, CA, Zip

***P9. Date Recorded:** 04/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 750 E RIALTO AVENUE; MR #32 *NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-045-101

B2. Common Name: 750 E Rialto Avenue

B3. Original Use: Mobile Home Park B4. Present Use: Mobile Home Park

***B5. Architectural Style: Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The clubhouse features an irregular-shaped footprint with a low-pitched side-gabled roofline clad in composition shingles with moderate, overhanging eaves. Much of the clubhouse appears clad in vertical wood siding, and horizontal wood siding beneath the south-facing gable. An array of casement and sliding windows spans the south and west elevations. A broad masonry wall is visible on the southeast corner of the building. Cinderblock walls of roughly five feet in height span the west and south edges of the parcel bordering N Eucalyptus and E Rialto Avenues. These walls are surmounted by a decorative and repetitive geometric pattern that is replicated in the wall framing the south portion of the community hub with clubhouse. The east edge of the parcel is bordered by another mobile home park. The north edge of the parcel, also featuring a cinderblock wall with barbed wire fencing, shares a border with the former Pacific Electric Railway right-of-way.

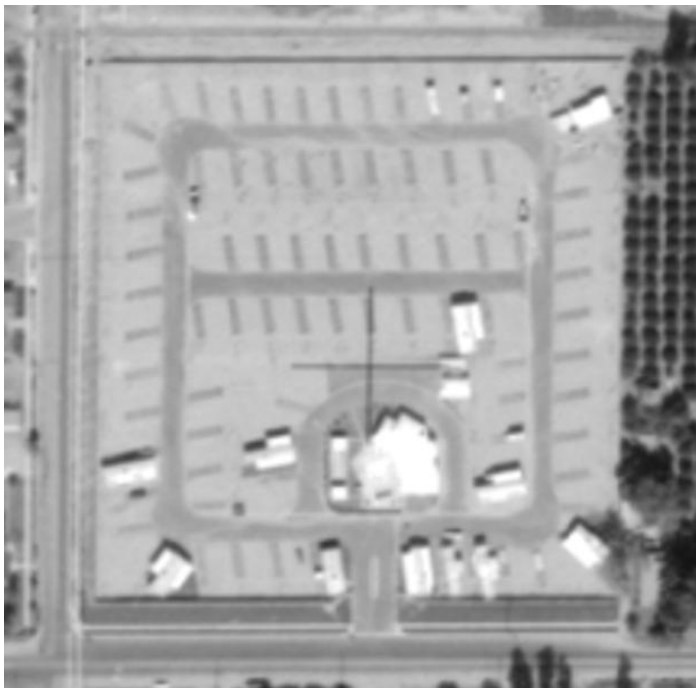


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

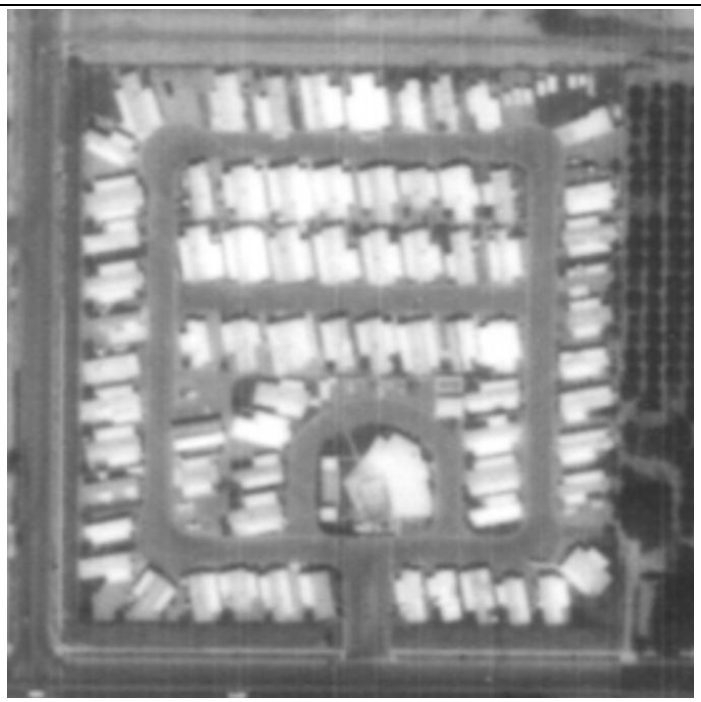


Figure 2. 1968 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 3. View of Clubhouse and Pool (c. 2025)
SOURCE: *Redfin*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area Rialto, CA**

Period of Significance 1920-1969 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

The subject property has been known as Cypress Gardens Mobile Home Estates (or Cypress Gardens Mobile Home Park) since its inception in 1966. Newspaper advertisements, which appear to have run throughout the summer of 1966, noted the City of Rialto's "newest most modern park..." offered an "elegant clubhouse" and a "beautiful swimming pool" (*The San Bernardino County Sun* 1966). No evidence in historical newspapers or ancestry databases was found to ascertain the original owners of the subject property. A NeighborWho property search report indicates that ownership transferred from Cypress Gardens Associates to Group XIII Properties LP in 2019. In 2019, ownership again changed from Group XIII Properties LP to the current owner, Group XIV Properties LP.



Figure 4. 1966 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, developed in 1966, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric Line, as orchards were removed at some point between 1948 and 1959 and replaced with the mobile home park. The subject property is not an early example of this residential development; nor is it an important enough example to illustrate this development. The subject property is dated in the final years of the generally recognized period of significance for Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourismrelated uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247." Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards and remained popular in subsequent decades. The subject property, which began operations in 1966, is a late example of a mobile home park. Therefore, it is not eligible under Criterion A/1.

The property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is not eligible under Criterion B/2.

Under Criterion C/3, the property is determined not eligible as it lacks architectural distinction. The subject property's community clubhouse exhibits some character-defining features of the Contemporary style, including its low-pitched gabled roofline with overhanging eaves and its broad masonry wall on its southeast corner. The decorative and repetitive geometric patterning on the wall spanning the south portion of the community hub and the use of this same patterning on the top portions of the walls spanning the south and west edges of the lot present Cypress Garden present the subject parcel in its entirety as a "modern" or "Contemporary" mobile home park dates to the mid-1960s. This feature, though only encompassing the borders of the parcel, frames the subject property in a notable (if small) decorative manner that speaks to the 1966 build date of this mobile home lot, when the Contemporary style was prominently used. Nevertheless, this small decorative feature of the lot's walls, along with the small number of character-defining features of the Contemporary style present in the community's clubhouse, do not raise the parcel and its permanent building to the level of significance necessary to warrant significance under this criterion. Some minor alterations to the clubhouse with vinyl replacement windows visible from the public right-of-way further erodes potential significance on architectural and design grounds. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. Pools are typical construction for the time period. Therefore, the subject property does not appear eligible for listing under Criterion under to Criterion D/4.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 750 E Rialto Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns significant to the city. Although the subject property is associated with residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1966—53 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Although the mobile home park was constructed during the period of significance, 1920-1969, for mobile home parks, it was constructed late in this period of significance and is one of an estimated 5,232 active mobile homes and RV parks in California, including nearly 20 mobile home parks in the City of Rialto alone. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and do not represent a distinctive example of this housing type. The two community buildings are modest Contemporary buildings and do not possess sufficient character-defining features of exceptional quality (or integrity) to warrant consideration as notable examples of the style. The buildings are not known to be the work of a master architect or builder. Based on a visual inspection, the buildings do not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The buildings are not located in a unique location and are not an established

and familiar visual feature of the neighborhood, community, or city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1966-1968. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1959. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Los Angeles Times. 23 October 1968. "Mobile home life is a far cry from trailers of '30s." P. 92.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

NeighborWho. N.d. Property search report for 750 E Rialto Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Redfin. N.d. Property listing for 750 E Rialto Avenue, Unit 18. Accessed April 2025. https://www.redfin.com/CA/Rialto/750-E-Rialto-Ave-92376/unit-18/home/186241258

San Bernardino County Assessor. N.d. "750 E Rialto Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 31 July 1966. "Cypress Gardens Mobile Home Estates." P. 57.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental Inc. (Sketch Map with north arrow required).

***Date of Evaluation:** 04/14/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 750 E RIALTO AVENUE; MR #32 ***NRHP STATUS CODE:** 6Z



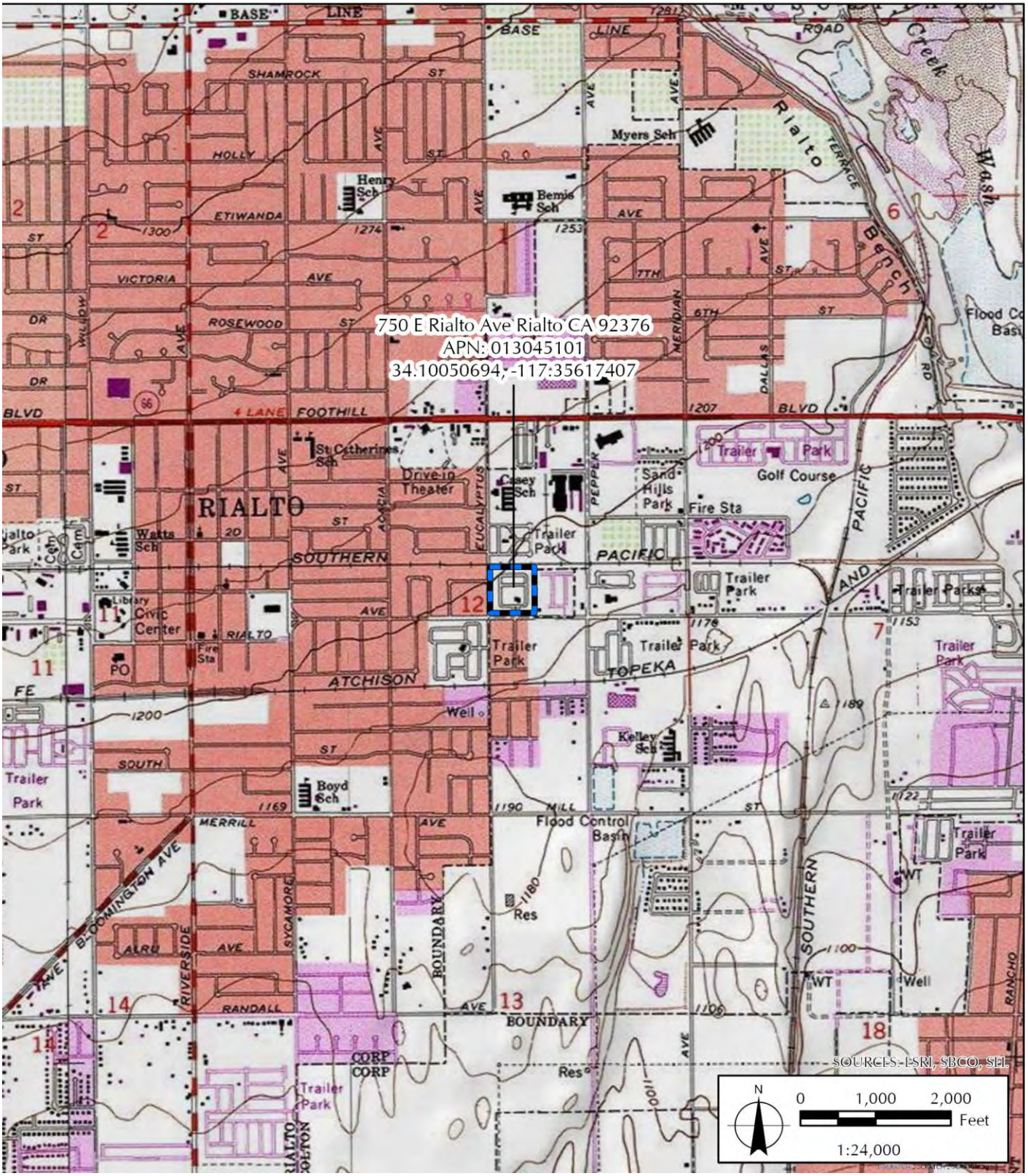
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-118**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

P1. Other Identifier: 2930 W Rialto Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 12 ; S.B. **B.M.**

c. Address 2930 W Rialto Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467348.3 mE/ 3773338.8 mN

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

From Interstate 210 E take exit 72 for Pepper Avenue. Turn right onto N Pepper Avenue. Drive 2.4 miles. Turn right onto E Rialto Avenue. The subject property is on the right.

Elevation: 1185 feet above mean sea level Parcel #(s): 013-046-130

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

The approximately 369,427-square-foot subject property at 2930 W Rialto Avenue houses the Peppertree Mobile Home Park, built in 1970. The subject property is irregular in plan. As originally constructed in the 1970s, the mobile home park included approximately 42 spaces for mobile homes or RVs, as well as a clubhouse and pool near the south-facing entrance. Approximately 29 additional spaces were added to the east and west of the original development between 1980 and 1995. The mobile home units, although diverse in level of modification, are predominantly low-pitched, gabled roofed, or flat-roofed rectangular buildings with vinyl siding. Simple shed-roofed awnings supported by slender metal posts typically span significant portions of side elevations, providing cover for side porches or carports. The community is accessed via one entrance in the center of the south edge of the lot fronting W Rialto Avenue, where it approaches directly the clubhouse and pool. The clubhouse features an 'L'-shaped footprint with a low-pitched side-gabled roofline clad in what appears to be rolled roofing.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: South Entrance from W Rialto Avenue



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1970
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Residents Owned Co-Op (ROC)
Address 2930 W Rialto Avenue
City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/15/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 2930 W RIALTO AVENUE; MR #33** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-046-130; Herkelrath Mobile Estates

B2. Common Name: 2930 W Rialto Avenue; Peppertree Mobile Home Park

B3. Original Use: Mobile Home Lot B4. Present Use: Mobile Home Lot

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property's clubhouse and pool were not available, rendering unknown the original architect or builder. Available Sanborn fire insurance maps did not cover this portion of W Rialto Avenue and thus, an original date of construction could not be confirmed. However, a 1966 aerial photograph indicates that as late as that year, the subject parcel was fully covered with orchards. A 1968 aerial photograph reveals that most of the subject lot was cleared of fruit trees by that date but not yet developed. Buildings outside of, and to the immediate southwest and southeast of the subject lot fronting W Rialto Avenue remained in-situ and attached to orchards. A March 1970 newspaper advertisement listed the subject property as "community type living," stating that the property included, "swimming, Jacuzzi bath, clubhouse activities, shuffleboard, billiards, lounge, card room and horseshoe pitch" (*The San Bernardino County Sun* 1970). A 1977 aerial photograph indicates that approximately 40 of the units had been developed and built by that date, with the mobile home park expanding into the northwest corner of the lot. Much of the farmland to its immediate west remained, while most of the orchards to the immediate east had been cleared. A 1980 aerial photograph reveals that the mobile home park had fully expanded to its eastern and northern edges of the parcel by that date. A 1995 aerial photograph indicates the same along the property's western edge.

The clubhouse appears to be clad in either vinyl or wood siding and features vinyl windows across its primary/east and south elevations. The south and west elevations open onto a concrete pad and kidney-shaped pool. These elevations include shed-roofed metal awnings supported by slender metal posts to provide additional shade for guests. The primary/east elevation includes two doors beneath a similar awning supported by decorative metal posts. Two five-step staircases with metal railings ascend towards a small entrance stoop for each entrance. The southmost (left) door is covered in a metal security gate, and the northmost (right) entrance is a full-lite door. There is a fixed vinyl window between the two entrances, and other vinyl windows appear on the south and east elevations. Cinderblock walls span the south, east, and north edges of the parcel. The lot shares a west border with Cypress Gardens Mobile Home Park, and the north edge of the parcel shares a border with the former Pacific Electric Railway right-of-way.

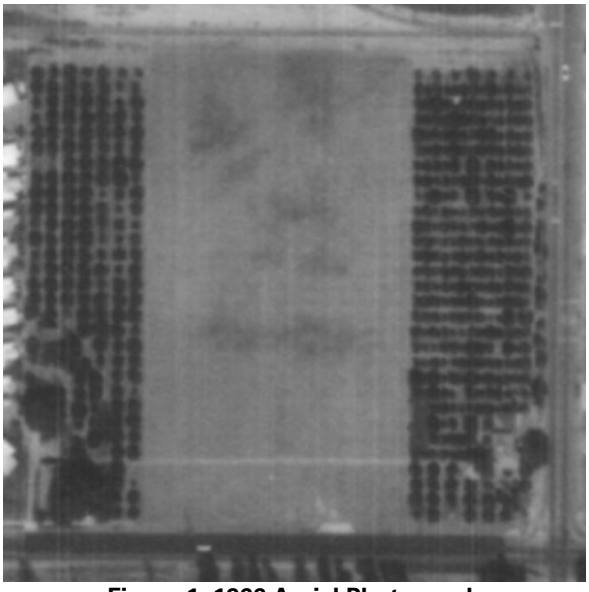


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 2. 1977 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 3. View of Clubhouse (c. 2025)
SOURCE: *MHBO.com*

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8.** **Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10.** **Significance:** **Theme** Residential Development **Area** Rialto, CA

Period of Significance 1920-1969 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and

cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

The earliest newspaper reference to the subject property is a January 1970 advertisement for a new "deluxe mobile home park" known as "Herkelrath Mobile Estates," which promoted both furnished and unfurnished models complete with carpets, patio awnings, large porches, and full skirting (*The San Bernardino County Sun* 1970). Another advertisement from February 1970 offered one year of free rent for any purchaser of a mobile home "completely set up [and] ready for immediate occupancy" (*The San Bernardino County Sun* 1970). The property may have been owned or associated with Lawrence A. Herkelrath, a longtime resident of Rialto who was a member of Rialto Junior High's first graduate class (*The San Bernardino County Sun* 1984). A 1951 newspaper article notes that Mr. and Mrs. Lawrence Herkelrath were Christmas dinner guests at the home of Mrs. A. V. Herkelrath at 2950 Rialto Avenue. This property is the single-family residence (originally with associated orchards in the 1966 aerial photograph) to the immediate southeast of the subject lot. It is thus possible, even likely, that the subject lot was originally owned and operated as farmland by a member of the Herkelrath family. The subject property remained Herkelrath Mobile Estates as late as 1993, when it was advertised as a meeting location for CareAmerica65, a Medicare-contracted HMO plan, in that year (*The San Bernardino County Sun* 1993). The earliest reference to the subject property as "Peppertree Mobile Park" is 1996, when a yard sale was referenced at Space 17 (*The San Bernardino County Sun* 1996).



Figure 4. 1970 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*



Figure 5. 1970 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, developed in 1970, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric Line, as orchards were removed at various points between 1959 and 1984 and replaced with the mobile home park. The subject property is not an early example of this residential development; nor is it an important enough example to illustrate this development. The subject property furthermore postdates the generally recognized period of significance for Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourism related uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247." Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards, and remained popular in subsequent

decades. The subject property is not an early example of a mobile home park, and its construction in 1970 postdates the period of significance. Therefore, the subject property is ineligible under Criterion A/1.

Based on a review of deeds and available online archival data for persons who owned or lived in the residence, the subject property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property is determined not eligible as it lacks architectural distinction. The subject property's community clubhouse does not exhibit a coherent architectural style and does not retain sufficient integrity, with multiple vinyl replacement windows visible across the south and east elevations, to warrant consideration under this criterion. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. Pools are typical construction for the time period. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*

9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 2930 W Rialto Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns significant to the City of Rialto. It was difficult to ascertain from publicly available data the "original" mobile home development in the City of Rialto; however, the Cypress Park Mobile Home Park, with 75 spaces, was developed in 1966, and El Dorado Mobile Home Park, with 121 units, was developed in 1969, both during the period of significance. Although the subject property is associated with the theme of Trailer Parks and Mobile Home Parks (period of significance 1920-1969), the subject property is not an early example of this development, having been built in 1979. In addition, the subject property is not an important enough example to illustrate this period of development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and does not represent a distinctive example of this housing type. The clubhouse and pool area does not embody a distinct architectural style and lacks sufficient integrity to warrant consideration of eligibility on architectural grounds. The building is not known to be the work of an architect or builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

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Redfin. N.d. Property listing for 2930 W Rialto Avenue, Unit 12. Accessed April 2025. https://www.redfin.com/CA/Rialto/2930-W-Rialto-Ave-92376/unit-12/home/40074403?msockid=3165f2f8749e645b3fcee6f2750c65e7

Rialto Record. 28 December 1951. "Personals." P. 4.

San Bernardino Assessor. N.d. "2930 W Rialto Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 January 1970. "Now open: Deluxe mobile home park." P. 63.

The San Bernardino County Sun. 8 February 1970. "Free rent for 1 year." P. 53.

The San Bernardino County Sun. 21 March 1970. "Mobile home living at its finest." P. 30.

The San Bernardino County Sun. 30 September 1984. "Rialto Junior High School's first grads gather for jubilee." P. 14.

The San Bernardino County Sun. 9 September 1993. "Health plans. The choice is yours." P. 9.

The San Bernardino County Sun. 9 August 1996. "Yard sale." P. 40.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc.

***Date of Evaluation:** 04/15/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



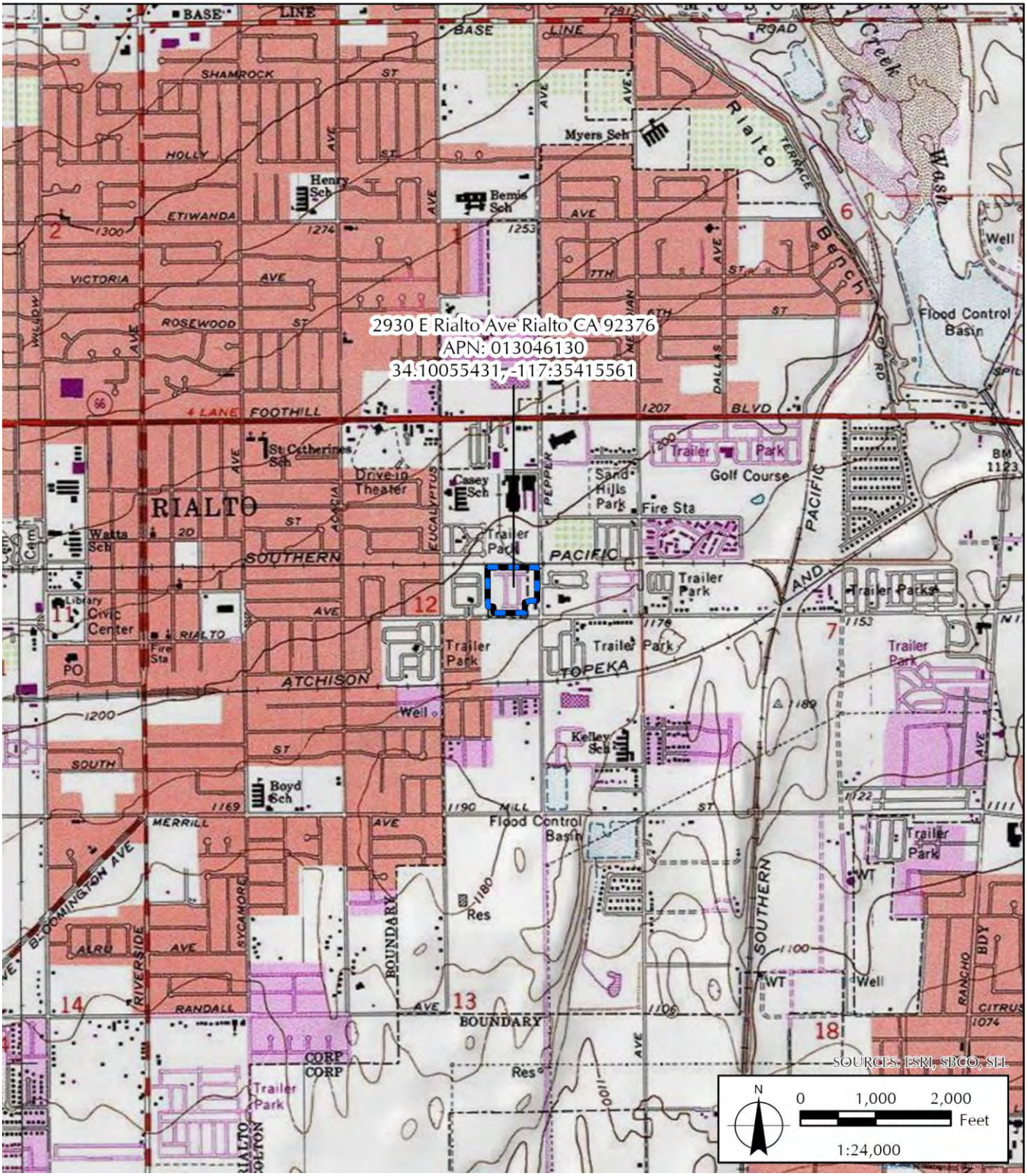
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

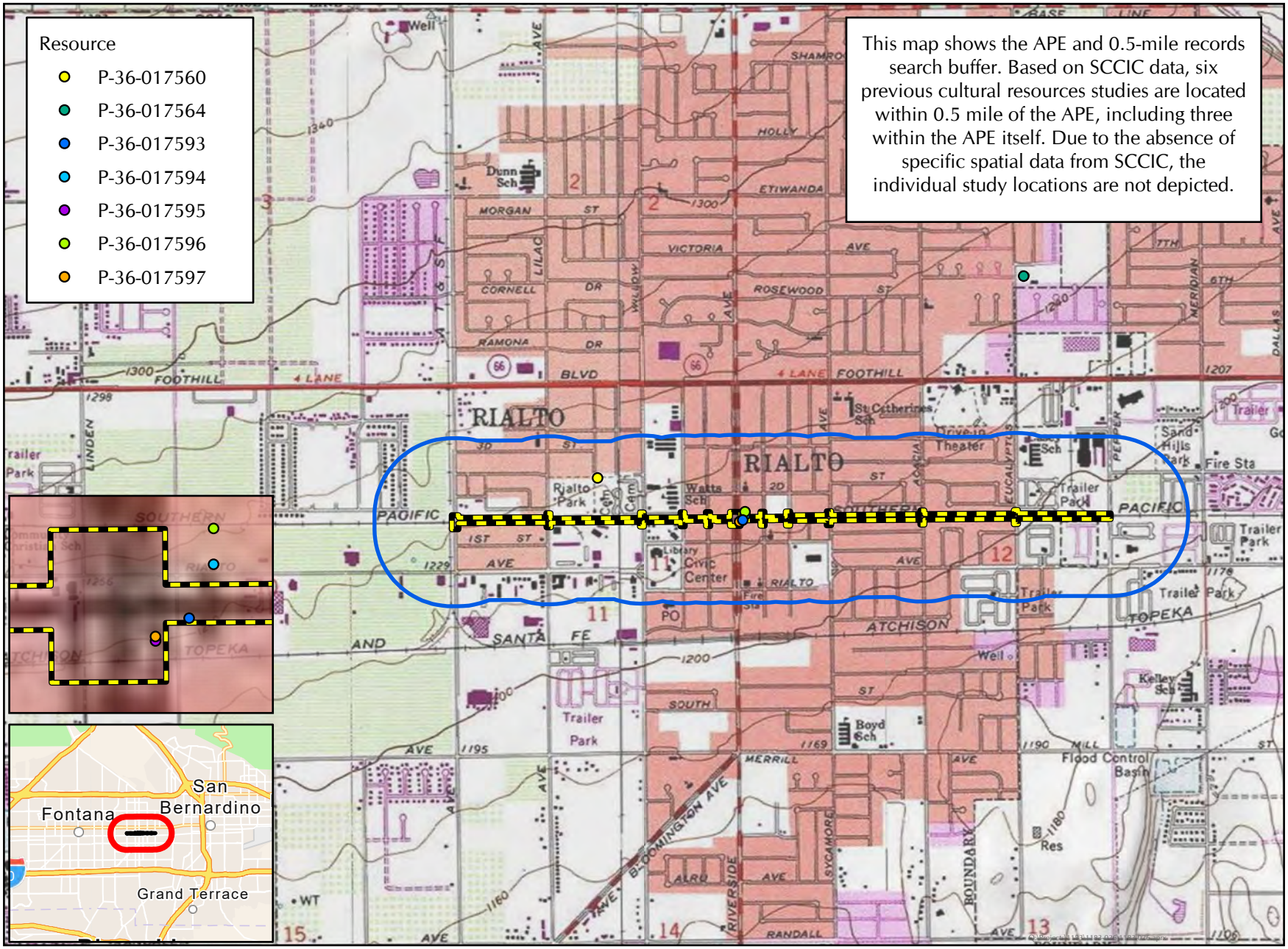
***Resource Name or #: 013-046-130; MR #33**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

APPENDIX D
CHRIS RECORDS SEARCH


Resource
P-36-017560
P-36-017564
P-36-017593
P-36-017594
P-36-017595
P-36-017596
P-36-017597
This map shows the APE and 0.5-mile records search buffer. Based on SCCIC data, six previous cultural resources studies are located within 0.5 mile of the APE, including three within the APE itself. Due to the absence of specific spatial data from SCCIC, the individual study locations are not depicted.
RIALTO
PACIFIC
FOOTHILL
ATCHISON
TOPEKA
SANTA FE
AND
Fontana
San Bernardino
Grand Terrace
Area of Direct Impacts
1/2 Mile Buffer
N
2,500
1,250
0
Feet
Sections 10-12, Township 1 South
Range 5 West
USGS 7.5 minute Fontana and San Bernardino South
Record Search Results Map
SOURCES: Basemap: ESRI World Topo Map; Trail Plans: Alta; Plan Area: City of Rialto; San Bernadino County, California Geological Survey

ReportNum	DocAddlCitLetter	Status	OtherIDs	Xrefs	Authors	CitYear	CitMonth	CitTitle	CitPublisher	CitPages	CitMaps	ReportType	InventorySize	InventoryDisclosure	InventoryCollections	InventoryNotes	Resources	ResourceCount	HasInformals	Counties	Maps
SB-01738			NADB-R - 1061738; Voided - 87-10.9		MACKO, MICHAEL E.	1987		RESULTS OF AN INTENSIVE CULTURAL RESOURCE SURVEY OF A 105-ACRE MINOR SUBDIVISION IN SUMMIT VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA	MACKO ARCHAEOLOGICAL CONSULTIING							[NADB Keywords: PREHISTORIC; ARCHAEOLOGICAL RECONNAISSANCE REPORT; LITHIC REDUCTION SITE; FOOD PROCESSING SITE; FLAKED LITHICS; QUARTZITE; ANDESITE; QUARTZ; GROUND STONE; HAMMERSTONES; TRANSVERSE RANGES; SAN BERNARDINO MOUNTAINS]	36-006058, 36-006059	2	No	San Bernardino	Cajon, Silverwood Lake
SB-04251			NADB-R - 1064251		WHITE, LAURIE S.	2000		CULTURAL RESOURCES ASSESSMENT FOR AT&T WIRELESS SITE #C957 (FOOTHILL & RIVERSIDE) CITY OF RIALTO, SAN BERNARDINO COUNTY, CA. 7PP	ARCHAEOLOGICAL ASSOCIATES				<1 ACRE			[NADB Keywords: ARCHAEOLOGICAL RECONNAISSANCE REPORT; SAN BERNARDINO VALLEY; INTERMONTANE VALLEY; NO RESOURCES]		0	No	San Bernardino	Fontana
SB-04362		Missing	NADB-R - 1064362		HATHEWAY, ROGER G. and FRED E. BUDINGER	2001		ARCHITECTURAL & ARCHAEOLOGICAL EVALUATION OF 14 STRUCTURES IN THE CITY OF RIALTO, CA IN SUPPORT OF PROPOSED SEISMIC RETROFITTING. 185PP	TETRA TECH				< 10 ACRES			[NADB Keywords: ARCHAEOLOGICAL RECONNAISSANCE REPORT; ARCHITECTURAL EVALUATION REPORT; HISTORIC; COMMERCIAL STRUCTURES; SAN BERNARDINO VALLEY; INTERMONTANE VALLEY; AD 1922-PRESENT; AD 1945-PRESENT; AD 1900-PRESENT]		0	No	San Bernardino	Fontana, San Bernardino South

ReportNum	DocAddlCitLetter	Status	OtherIDs	Xrefs	Authors	CitYear	CitMonth	CitTitle	CitPublisher	CitPages	CitMaps	ReportType	InventorySize	InventoryDisclosure	InventoryCollections	InventoryNotes	Resources	ResourceCount	HasInformals	Counties	Maps
SB-02853			NADB-R - 1062853		FOSTER, JOHN M., JAMES J. SCHMIDT, CARMEN A. WEBER, GWENDOLYN R. ROMANI, and ROBERTA S. GREENWOOD	1991		CULTURAL RESOURCE INVESTIGATION: INLAND FEEDER PROJECT, MWD OF SOUTHERN CA	GREENWOOD & ASSOCIATES				136 MILES			[NADB Keywords: ARCHAEOLOGICAL RECONNAISSANCE REPORT; STRUCTURAL SITE; FOUNDATIONS; BRIDGE; WALLS; WATER STORAGE SITE; WATER TRANSPORTATION SITE; REFUSE DISPOSAL SITE; DAIRY SITE; FENCE; CANAL; RESIDENTIAL SITE; FLUME; BEDROCK MORTARS; RANCHING SITE; ORCHARD; AGRICULTURAL SITE; RAILROAD SITE; WELL; CISTERN; POWER PLANT; CERAMICS; GLASS; METAL; WAGON; WOOD; SHELL; FAUNAL REMAINS; GLASS BOTTLE; POTTERY; CANS; BRICK; MANO; TINNED CANS; ADOBE; CONCRETE; SAN BERNARDINO VALLEY; RIVERSIDE; INTERMONTANE VALLEY; P1074-35H; P1074-124H; P1063-5H; PSBR-20H; PREHISTORIC; HISTORIC; GABRIELINO; SERRANO; LUISENO]	36-006086, 36-006354, 36-006847, 36-006848, 36-006849, 36-006850, 36-006851, 36-006852, 36-006853, 36-006854, 36-006855, 36-006856, 36-006857, 36-006858, 36-006859, 36-006860, 36-006861, 36-006862, 36-006863, 36-006864, 36-006865, 36-006866, 36-006867, 36-006868, 36-006869, 36-006870, 36-006871, 36-006872, 36-006940, 36-007021, 36-007050, 36-007051, 36-007053, 36-007054, 36-007055, 36-007702	36	No	San Bernardino	Devore, Fontana, Harrison Mountain, Redlands, San Bernardino North, San Bernardino South, Yucaipa
SB-05766			NADB-R - 1065766		Love, Bruce	1997		Cultural Resources Report: Bakersfield—Rialto Fiberoptic Line Project, Kern, Los Angeles and San Bernardino Counties, California.	CRM TECH	54		Archaeological, Architectural/Historical, Field study		Not for publication	No			0	No	San Bernardino	Adelanto, Baldy Mesa, Cajon, Devore, El Mirage, Fontana, Hesperia, Shadow Mountains SE, Victorville
SB-07960					Self, William	2010		Class III Cultural Resources Survey Addendum for the Proposed Calnev Expansion Project, California Portion San Bernadino County, California	William Self Associates, Inc.	314		Archaeological, Architectural/Historical, Field study		Not for publication	No	Of the 52 resources associated with this study 37 were assigned primary numbers, 12 resources have temporary field numbers and 3 "pending" numbers were voided.	36-000827, 36-000828, 36-003731, 36-005351, 36-006109, 36-006117, 36-006506, 36-006693, 36-006699, 36-006708, 36-007091, 36-007309, 36-007371, 36-008127, 36-008131, 36-008133, 36-008544, 36-008857, 36-010148, 36-010317, 36-012335, 36-013632, 36-015497, 36-020321, 36-020324, 36-020325, 36-020326, 36-020327, 36-020328, 36-020329, 36-020330, 36-022659, 36-022660, 36-022661, 36-022662, 36-022663, 36-022664	37	No	San Bernardino	Adelanto, Alvord Mountain East, Baker, Baldy Mesa, Barstow SE, Cajon, Cave Mountain, Cronese Lakes, Daggett, Devore, Dunn, Fontana, Halloran Springs, Harvard Hill, Helendale, Hodge, Ivanpah Lake, Manix, Mescal Range, Mineral Hill, Minneola, Nebo, San Bernardino North, San Bernardino South, Soda Lake North, Solomons Knob, Turquoise Mountain, Turtle Valley, Valley Wells, Victorville, Victorville NW, West of Soda Lake, Yermo

PrimaryString	TrinomialString	ResourceName	Status	OtherIDs	Xrefs	ResType	Age	InfoBase	Attribs	ResourceDisclosure	ResourceCollections	AccessionNo	CollectionsFacility	ResourceNotes	RecordingEvents	Reports	CountyName	Maps	Address
P-36-017601		First Christian Church of Rialto		Resource Name - First Christian Church of Rialto		Building	Historic	Other	HP16	Unrestricted	No				2002 (Janet Hansen, Hansen Historic Resources Consulting)		San Bernardino	San Bernardino South	201 N Riverside Ave Rialto 92376

APPENDIX E
NAHC SACRED LANDS FILE SEARCH RESULTS

NATIVE AMERICAN OUTREACH
FOR THE PACIFIC ELECTRIC TRAIL PROJECT

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Agua Caliente Band of Cahuilla Indians	Lacy Padilla, Director of Historic Preservation and Tribal Historic Preservation Officer	5401 Dinah Shore Drive Palm Springs, CA 92264	ACBCI-THPO@aguacaliente.net	(760) 333-5222	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Agua Caliente Band of Cahuilla Indians	Reid Milanovich, Chairman	5401 Dinah Shore Drive Palm Springs, CA 92264	ACBCI-THPO@aguacaliente.net	(760) 333-5222	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Augustine Band of Cahuilla Indians	Tribal Operations	84-001 Avenue 54 Coachella, CA 92236	info@augustinetribe-nsn.gov	(760) 398-4722	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Cabazon Band of Cahuilla Indians	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA 92203	jstapp@cabazonindians-nsn.gov	(760) 342-2593	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Cahuilla Band of Indians	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA 92539	chair@cahuilla-nsn.gov	(951) 590-0942	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Cahuilla Band of Indians	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA 92539	besparza@cahuilla-nsn.gov	(951) 763-5549	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Cahuilla Band of Indians	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA 92539	anthonymad2002@gmail.com	(951) 763-5549	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Gabrieleño Band of Mission Indians – Kizh Nation	Andrew Salas, Director of Cultural Resources	P.O. Box 393 Covina, CA 91723	admin@gabrielenoindians.org	(844) 390-0787	Section 106 Native American Consultation for the Rialto Pacific Electric (PE) Trail Extension Project Sent by Gary Jones, Senior Environmental Planner, Department of Transportation, District 8 Native American Coordinator for Local Assistance – Environmental Support	1/6/25; Hardcopy Mail (letter on Caltrans letterhead, signed by Gary Jones)	• No response received to original outreach. • 2/6/25; Follow-up attempt via hardcopy letter and email. • 3/6/25; Second follow-up attempt made via hardcopy letter and email. • No response received to either follow-up attempts.
Gabrieleno San Gabriel Band of Mission Indians	Anthony Redblood Morales, Chairperson	P.O. Box 693 San Gabriel, CA 91778	GTTribalcouncil@aol.com	(626) 483-3564	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Gabrielino Tongva Indians of California Tribal Council	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA 90707	gtongva@gmail.com	(562) 761-6417	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Gabrielino Tongva Indians of California Tribal Council	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA 93094	christina.marsden@alumni.usc.edu	(626) 407-8761	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Gabrielino/Tongva Nation	Sandonne Goad, Chairwoman	106 1/2 Judge John Aiso St., #231 Los Angeles, CA 90012	sgoad@gabrielino-tongva.com	(951) 807-0479	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Gabrielino-Tongva Tribe	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA 91307	Chavez1956metro@gmail.com	(310) 403-6048	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Gabrielino-Tongva Tribe	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA 90740	tongvatcr@gmail.com	(909) 262-9351	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Los Coyotes Band of Cahuilla and Cupeño Indians	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA 92086-0189	None provided	(760) 782-0711	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Morongo Band of Mission Indians	Ann Brierty, THPO	12700 Pumarra Road Banning, CA 92220	abrierty@morongo-nsn.gov	(951) 755-5259	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Morongo Band of Mission Indians	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA 92220	abrierty@morongo-nsn.gov	(951) 755-5110	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Pauma Band of Luiseño Indians – Pauma and Yuima Reservation	Temet Majel, Chairman	P.O. Box 369 Pauma Valley, CA 92061	tmajel@pauma-nsn.gov	(760) 742-1289	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Ramona Band of Cahuilla	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA 92539	jgomez@ramona-nsn.gov	(951) 763-4105	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Ramona Band of Cahuilla	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA 92539	admin@ramona-nsn.gov	(951) 763-4105	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
San Fernando Band of Mission Indians	Donna Smith Yocum, Chairwoman	P.O. Box 221838 Newall, CA 91322	dyocum@sfbmi.org	(503) 539-0933	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Santa Rosa Band of Cahuilla Indians	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA 92539	sestrada@santarosa-nsn.gov	(951) 659-2700	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Santa Rosa Band of Cahuilla Indians	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA 92539	vminott@santarosa-nsn.gov	(951) 659-2700	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Serrano Nation of Mission Indians	Wayne Walker, Co-Chairperson	P. O. Box 343 Patton, CA 92369	serranonation1@gmail.com	(253) 370-0167	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Serrano Nation of Mission Indians	Mark Cochrane, Co-Chairperson	P. O. Box 343 Patton, CA 92369	serranonation1@gmail.com	(909) 578-2598	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Soboba Band of Luiseno Indians	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA 92581	jontiveros@soboba-nsn.gov	(951) 663-5279	Section 106 Native American Consultation for the Rialto Pacific Electric (PE) Trail Extension Project Sent by Gary Jones, Senior Environmental Planner, Department of Transportation, District 8 Native American Coordinator for Local Assistance – Environmental Support	1/6/25; Hardcopy Mail (letter on Caltrans letterhead, signed by Gary Jones)	• No response received to original outreach. • 2/6/25; Follow-up attempt via hardcopy letter and email. • 3/6/25; Second follow-up attempt made via hardcopy letter and email. • No response received to either follow-up attempts.
Torres-Martinez Desert Cahuilla Indians	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA 92274	belardom@gmail.com	(760) 397-0300	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Torres-Martinez Desert Cahuilla Indians	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA 92274	thomas.tortez@tmdci.org	(760) 397-0300	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Torres-Martinez Desert Cahuilla Indians	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA 92274	lisareed990@gmail.com	(760) 397-0300	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Torres-Martinez Desert Cahuilla Indians	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA 92274	grestmtm@gmail.com	(760) 777-0365	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Torres-Martinez Desert Cahuilla Indians	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA 92274	abecerra@tmdci.org	(760) 397-0300	California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project Sent by Art Cervantes, PMP Engineering Manager City of Rialto	09/17/25; Hardcopy Mail (letter on City of Rialto letterhead)	No response
Yuhaaviatam of San Manuel Nation	Dr. Alexandra McCleary, Director of Cultural Resource Management	Community Center Drive Highland, CA 92346	alexandra.mccleary@sanmanuel-nsn.gov	(909) 633-0054	Section 106 Native American Consultation for the Rialto Pacific Electric (PE) Trail Extension Project Sent by Gary Jones, Senior Environmental Planner, Department of Transportation, District 8 Native American Coordinator for Local Assistance – Environmental Support	1/6/25; Hardcopy Mail (letter on Department of Transportation letterhead)	• 1/23/25; acknowledged receipt of project materials received on 1/7/25. Requested cultural report (with DPR forms if sites identified), geotechnical report, and project plans showing depth of disturbance. Noted Tribe automatically elected consulting party status if materials not provided within 30-day window. • Coordination continued with SEI between January–June 2025; requested materials provided. • Email sent from SEI to Kristen Tuosto, on 6/2/25 • Tribal consultation closed 6/24/2025

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1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710

August 19, 2024

Lilibeth Tome
Sapphos Enviromental Inc.

Via Email to: ltome@sapphosenviromental.com

Re: Pacific Electric Trail Project, San Bernardino County

Dear Ms. Tome:

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

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

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

If you have any questions or need additional information, please contact me at my email address: Cameron.vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

Attachment

APPENDIX F
SITE PHOTOGRAPHS



PHOTO 1
Acacia Ave. facing north



PHOTO 2
North Sycamore Ave. facing north



PHOTO 3
North Sycamore Ave.facing East



PHOTO 4
North Date Ave. facing north



PHOTO 5
North Olive Ave. facing north



PHOTO 6
Northh Olive Ave. facing east



PHOTO 7
Riverside Ave. facing south



PHOTO 8
North Palm Ave. facing east



PHOTO 9
North Palm Ave. facing east

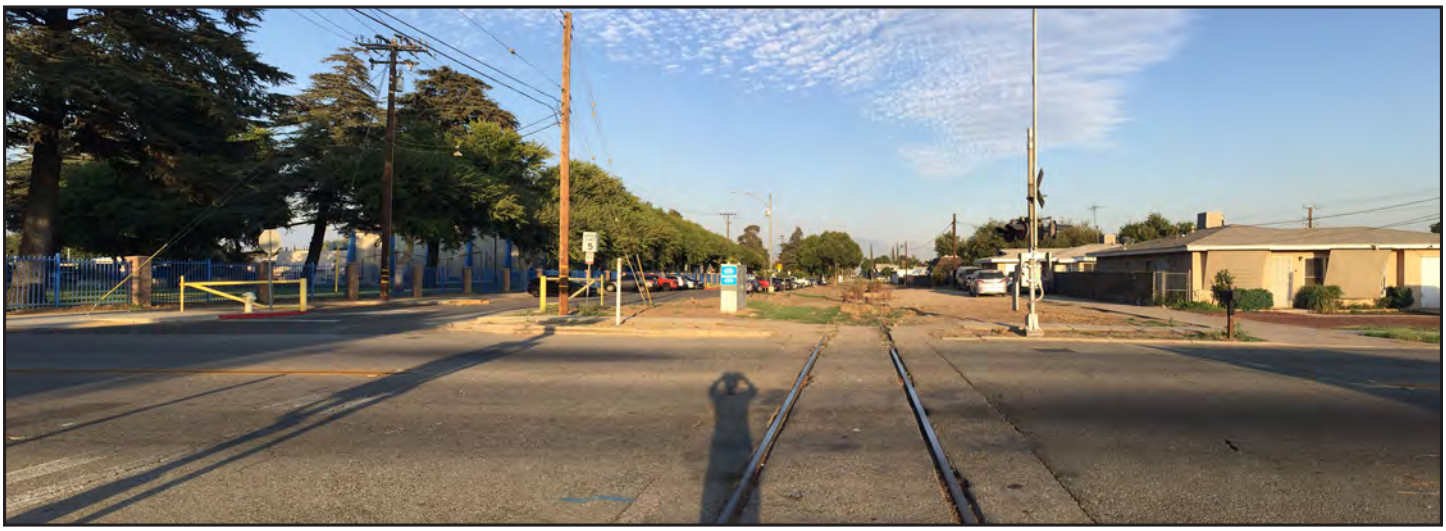


PHOTO 10
North Willow Ave. facing east



PHOTO 11
North Willow Ave. facing south



PHOTO 12
North Willow Ave. facing northeast towards cemetary



PHOTO 13
North Willow Ave. facing northeast towards cemetary

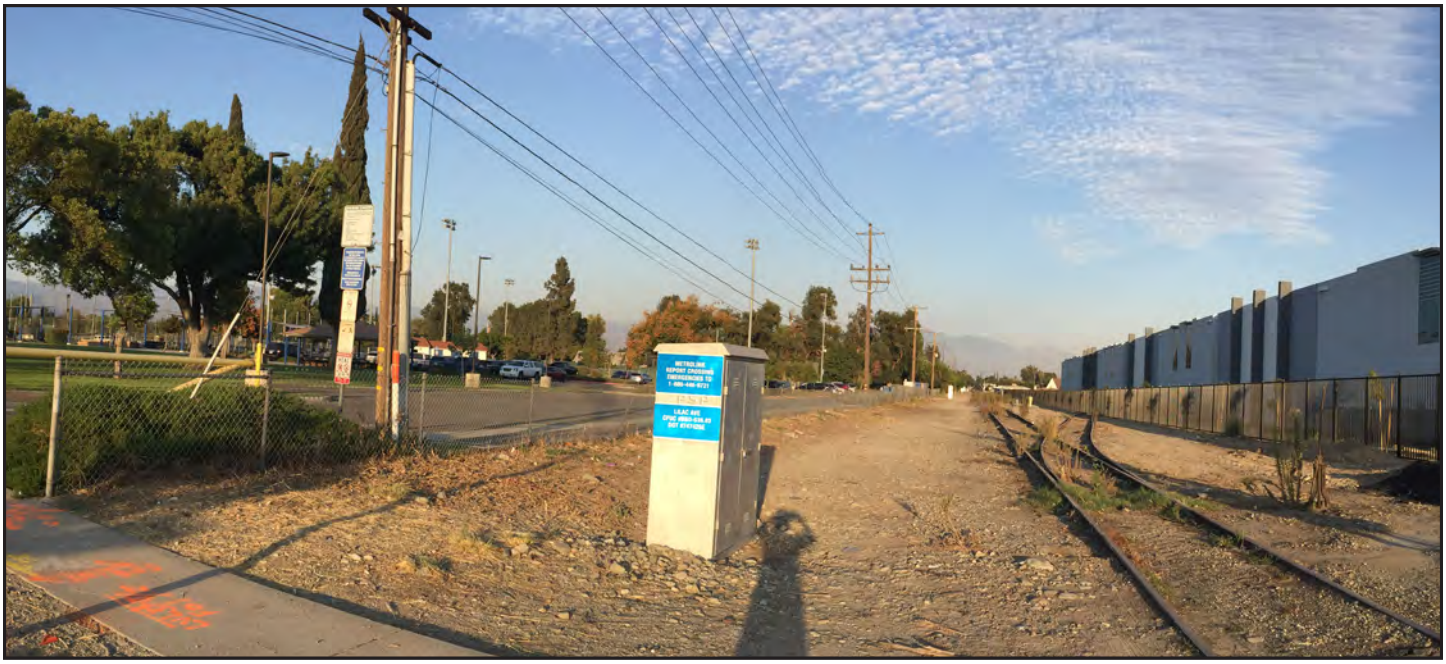


PHOTO 14
North Willow Ave. facing northeast towards cemetary



PHOTO 15
North Lilac Ave. at Bud Bendper Park Resource



PHOTO 16
North Cactus Ave. facing east

Appendix F

Draft Section 106 Documentation

HISTORIC PROPERTY SURVEY REPORT

1. UNDERTAKING DESCRIPTION AND LOCATION

District	County	Federal Project. Number. (Prefix, Agency Code, Project No.)	Location
8	SB	ATPL 5205(033)	City of Rialto, CA

The environmental review, consultation, and any other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by Caltrans pursuant to 23 U.S.C. 327 and the Memorandum of Understanding dated May 27, 2022, and executed by FHWA and Caltrans.

The studies for this undertaking were carried out in a manner consistent with Caltrans' regulatory responsibilities under Section 106 of the National Historic Preservation Act (36 CFR Part 800) and pursuant to the 2024 *Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, the United States Army Corps of Engineers' Sacramento District, San Francisco District, and Los Angeles District, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act as it Pertains to the Administration of the Federal-Aid Highway Program in California*(Section 106 PA).

Project Description:

The proposed project would involve the construction of a Pacific Electric (PE) Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in the City or Rialto (City), San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from N Cactus Avenue to N Pepper Avenue (*Attachment A, Maps*: Regional Vicinity Map). The proposed project site is located in a highly urbanized area of the City and is addressed in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan that was most recently revised in June 2018. The proposed trail runs within the ROW of an abandoned railroad track, an area of the City with characterized by residential, commercial, and manufacturing land uses.

The City's 2022 feasibility study to explore the existing 18-mile PE Trail determined that where the trail currently ends on N Cactus Avenue, there is a need for an extension to N Pepper Avenue. This approximately 1.75-mile extension would enhance connectivity to additional neighborhoods in the City. The proposed project is intended to provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

The proposed project will include the removal of extant Pacific Electric Railway lines, ties, and the construction of landscaping, lighting, and paving along the proposed trail. The proposed trail will be a paved concrete surface for the shared use path to match the existing PE Trail to the west; specifically, a 10-foot (Class I) multiuse path with a 2-foot-wide graded shoulder on each side. In addition, widened curb ramps are proposed where the trail crosses roadways. Additional components of the project include a trailhead/parking lot on the east side of Cactus Avenue and signalized crossings at Cactus Avenue and Riverside Avenue. The trail will be striped to accommodate two-way pedestrian/bicycle traffic and will have proper signage for safety (*Attachment A:* Local Vicinity Map; Project Footprint Map). With the addition of the proposed extension, the entire PE Trail will be approximately 19.85 miles east to west.

2. AREA OF POTENTIAL EFFECTS

In accordance with Section 106 PA Stipulation VIII.A, the Area of Potential Effects (APE) for the project was established in consultation with Gary Jones, Caltrans PQS Principal Investigator Prehistoric Archaeology, and Alberto Vergel De Dios, Caltrans District Local Assistance Engineer (DLAE), on May 5, 2025. The APE maps are located in Attachment A.

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The project APE was established to ensure identification of historic properties that may be affected by the undertaking. Consistent with Caltrans policies outlined in the First Amended Section 106 PA Attachment 3, the latest addition of Caltrans *Standard Environmental Reference*, Volume 2, Chapter 4, and general cultural resource practices, the APE includes both the direct archaeological study area (Area of Direct Impact, or Direct APE) and the historic architectural study area (Area of Indirect Impact, or Indirect APE). The Area of Direct Impact represents the maximum extent of potential ground disturbances within the undertaking's footprint. The archaeological study area consists of the Area of Direct Impact and the Area of Indirect Impact. To account for potential indirect effects, the APE was expanded to include the entirety of legal parcels adjacent to the direct construction footprint where public improvements or temporary construction easements (TCEs) would occur outside of the public ROW.

3. CONSULTING PARTIES / PUBLIC PARTICIPATION

☒ Local Government

- Outreach letters via email were sent to the San Bernardino County Planning Commission on April 4, 2025. No response has been received at the time of preparation of this HPSR.

☒ Native American Heritage Commission

A Sacred Lands File (SLF) record search request and consultation list request were submitted to the Native American Heritage Commission (NAHC) on July 29, 2024. The NAHC responded on August 24, 2024, indicating that the quadrangle in which the APE is located is negative for sacred lands. In addition, a list of tribal entities was provided who may also have knowledge of cultural resources in the project area.

☒ Native American Tribes, Groups and Individuals

The following 3 Native American groups were contacted via U.S. Postal Service on December 27, 2024, for Section 106 based on the list provided by the NAHC:

- Gabrieleño Band of Missions Indians – Kizh Nation
- Yuhaaviatam of San Manuel Nation
- Soboba Band of Luiseño Indians

On February 6, 2025, and March 6, 2025, follow-up emails were sent.

- Yuhaaviatam of San Manuel Nation
  As of the date of the preparation of this HPSR, comments were received from one of the tribal entities, Yuhaaviatam of San Manuel Nation. Dr. Alexandra McCleary, Director of CRM, requested additional information including the cultural resource report, DPR forms, Geotechnical report, project plans, and grading plans. The requested materials were provided via email on January 25, 2025. On June 24, 2025, Kristen Tuosto gave Yuhaaviatam of San Manuel Nation's final consultation request to Caltrans.

- Gabrieleño Band of Missions Indians – Kizh Nation
  Gabrieleño Band of Missions Indians-Kizh Nation was contacted December 27, 2024, and follow-up emails were sent on February 6, 2025, and March 6, 2025. The Gabrieleño Band of Missions Indians-Kitzh Nation did not respond to the initial outreach or the follow-up attempts.

- Soboba Band of Luiseño Indians

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Soboba Band of Luiseño Indians was contacted December 27, 2024, and follow-up emails were sent on February 6, 2025, and March 6, 2025. The Soboba Band of Luiseño Indians did not respond to the initial outreach or the follow-up attempts.

☒ Local Historical Society / Historic Preservation Group

Letters soliciting information regarding cultural resources were sent via email on April 4, 2025, to the following agencies or groups:

- Rialto Historical Society
- San Bernardino County Museum
- Pacific Electric Railway Historical Society

On August 15, 2025, and August 22, 2025, follow-up emails were sent.

Rialto Historical Society
On April 9, 2025, John Lenau, Rialto Historical Society Member, indicated the Historical Society's interest in the preservation of historic buildings in the community. A follow-up email reply on April 13, 2025, from Mr. Lenau cited a list of known historic sites in the area.

San Bernardino County Museum
The San Bernardino County Museum was contacted April 4, 2025, and follow-up emails were sent on August 15 and August 22, 2025. The San Bernardino County Museum did not respond to the initial outreach or the follow-up attempts.

Pacific Electric Railway Historical Society
The Pacific Electric Railway Historical Society was contacted April 4, 2025, and follow-up emails were sent on August 15 and August 22, 2025. The Pacific Electric Railway Historical Society did not respond to the initial outreach or the follow-up attempts.

4. SUMMARY OF IDENTIFICATION EFFORTS

☒ National Register of Historic Places (NRHP)

☒ California Register of Historical Resources (CRHR)

☒ National Historic Landmark (NHL)

☒ Results: The results of the South Central Coastal Information Center (SCCIC) records search on October 17, 2024, indicate that one (1) built environment resource study has been conducted within a 0.50-mile radius. The results of the records search indicated that no cultural resource studies have been previously conducted within the historic architectural study area (Area of Indirect Impact, or Indirect APE). Studies include survey of 142 resources, record search (1), National Register assessment (1), and a site location report (1). For more details regarding the results of the records search, see the HRER.

☒ California Points of Historical Interest

☒ California Historical Resources Information System (CHRIS)

☒ Other Sources Consulted: Built Environment Resource Directory (BERD)

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5. PROPERTIES IDENTIFIED

☒ Josh Poorman, who meets the Professionally Qualified Staff (PQS) Standards in Section 106 PA Appendix 1 as a(n) Architectural Historian, has determined that the other properties present within the APE meet the criteria for Section 106 PA Appendix 4 (**Properties Exempt from Evaluation**).

Address/ Location	Community	Exemption
604 W 1st Street	Rialto, CA	Type 6
610 W 1st Street	Rialto, CA	Type 6
616 W 1st Street	Rialto, CA	Type 6
622 W 1st Street	Rialto, CA	Type 6
632 W 1st Street	Rialto, CA	Type 1
13017105	Rialto, CA	Type 2
149 N Acacia Avenue	Rialto, CA	Type 7
115 N Orange Avenue	Rialto, CA	Type 6
112 N Orange Avenue	Rialto, CA	Type 6
113 N Palm Avenue	Rialto, CA	Type 6
108 N Sycamore Avenue	Rialto, CA	Type 6
111 N Date Avenue	Rialto, CA	Type 6
696 E Erwin Street	Rialto, CA	Type 7
686 E Erwin Street	Rialto, CA	Type 7
676 E Erwin Street	Rialto, CA	Type 7
666 E Erwin Street	Rialto, CA	Type 7
656 E Erwin Street	Rialto, CA	Type 7
646 E Erwin Street	Rialto, CA	Type 7
636 E Erwin Street	Rialto, CA	Type 7
626 E Erwin Street	Rialto, CA	Type 7
121 N Cactus Avenue	Rialto, CA	Type 6
618 E Erwin Street	Rialto, CA	Type 7
550 E Erwin Street	Rialto, CA	Type 7
147 N Pine Avenue	Rialto, CA	Type 7
542 E Erwin Avenue	Rialto, CA	Type 7
534 E Erwin Street	Rialto, CA	Type 7
526 E Erwin Street	Rialto, CA	Type 7
518 E Erwin Street	Rialto, CA	Type 7
510 E Erwin Street	Rialto, CA	Type 7
155 N Acacia Avenue	Rialto, CA	Type 7
150 N Encina Avenue	Rialto, CA	Type 7
124 N Acacia Avenue	Rialto, CA	Type 7
442 E Erwin Street	Rialto, CA	Type 7
436 E Erwin Street	Rialto, CA	Type 7
430 E Erwin Street	Rialto, CA	Type 7
424 E Erwin Street	Rialto, CA	Type 7
418 E Erwin Street	Rialto, CA	Type 7
412 E Erwin Street	Rialto, CA	Type 7
368 E Erwin Street	Rialto, CA	Type 7
356 E Erwin Street	Rialto, CA	Type 7
350 E Erwin Street	Rialto, CA	Type 7
344 E Ewin Street	Rialto, CA	Type 7

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338 E Erwin Street	Rialto, CA	Type 7
332 E Erwin Street	Rialto, CA	Type 7
326 E Erwin Street	Rialto, CA	Type 7
320 E Erwin Street	Rialto, CA	Type 7
314 E Erwin Street	Rialto, CA	Type 7
125 N Sycamore Avenue	Rialto, CA	Type 7
114 N Sycamore Avenue	Rialto, CA	Type 6
117 N Orange Avenue	Rialto, CA	Type 6
115 N Magnolia Avenue	Rialto, CA	Type 6
116 N Orange Street	Rialto, CA	Type 6
112 N Magnolia Avenue	Rialto, CA	Type 6
115 N Date Avenue	Rialto, CA	Type 6
436 W Rialto Street	Rialto, CA	Type 2
502 W First Street	Rialto, CA	Type 6
526 W First Street	Rialto, CA	Type 6
530 W First Street	Rialto, CA	Type 6
527 E King Street	Rialto, CA	Type 7
639 E King Street	Rialto, CA	Type 7
633 E King Street	Rialto, CA	Type 7
627 E King Street	Rialto, CA	Type 7
621 E King Street	Rialto, CA	Type 7
615 E King Street	Rialto, CA	Type 7
607 E King Street	Rialto, CA	Type 7
601 E King Street	Rialto, CA	Type 7
557 E King Street	Rialto, CA	Type 7
551 E King Street	Rialto, CA	Type 7
545 E King Street	Rialto, CA	Type 7
657 E King Street	Rialto, CA	Type 7
539 E King Street	Rialto, CA	Type 7
651 E King Street	Rialto, CA	Type 7
129 N Date Avenue	Rialto, CA	Type 6
509 W 2nd Street	Rialto, CA	Type 7
519 W 2nd Street	Rialto, CA	Type 7
529 W 2nd Street	Rialto, CA	Type 7
539 W 2nd Street	Rialto, CA	Type 7
549 W 2nd Street	Rialto, CA	Type 7
559 W 2nd Street	Rialto, CA	Type 7
131 N Palm Avenue	Rialto, CA	Type 6
125 N Date Avenue	Rialto, CA	Type 6
141 N Cactus Avenue	Rialto, CA	Type 6
120 N Olive Street	Rialto, CA	Type 6
409 E King Street	Rialto, CA	Type 7
401 E King Street	Rialto, CA	Type 7
387 E King Street	Rialto, CA	Type 7
375 E King Street	Rialto, CA	Type 7
367 E King Street	Rialto, CA	Type 7
359 E King Street	Rialto, CA	Type 7
533 E King Street	Rialto, CA	Type 7
351 E King Street	Rialto, CA	Type 7
343 E King Street	Rialto, CA	Type 7
128 N Olive Avenue	Rialto, CA	Type 6
135 N Sycamore Avenue	Rialto, CA	Type 7
126 N Orange Avenue	Rialto, CA	Type 6

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487 E King Street	Rialto, CA	Type 7
645 E King Street	Rialto, CA	Type 7
473 E King Street	Rialto, CA	Type 7
465 E King Street	Rialto, CA	Type 7
457 E King Street	Rialto, CA	Type 7
449 E King Street	Rialto, CA	Type 7
335 E King Street	Rialto, CA	Type 7
441 E King Street	Rialto, CA	Type 7
433 E King Street	Rialto, CA	Type 7
425 E King Street	Rialto, CA	Type 7
417 E King Street	Rialto, CA	Type 7

☒ Caltrans has determined there are cultural resources within the APE that were evaluated as a result of this project and are **not eligible** for inclusion in the NRHP. Under Section 106 PA Stipulation VIII.C.6, Caltrans requests SHPO's concurrence in this determination.

Name	Address/ Location	Community	OHP Status Code	Map Reference No.
Pacific Electric Railway: San Bernadino Line	N/A	N/A	6Y	MR #1
Pacific Electric Depot	119 N Rialto Avenue	Rialto, CA	6Y	MR #2
Rialto Cemetery	APN: 013-013-102	Rialto, CA	6Y	MR #3
Sears Craftsman Bungalows	125 N Riverside Avenue	Rialto, CA	6Y	MR #4
Sears Craftsman Bungalow	129 N Riverside Avenue	Rialto, CA	6Y	MR #5
Bud Bender Park	235 N Lilac Avenue	Rialto, CA	6Y	MR #6
First Assembly of God	200 W 1st Street	Rialto, CA	6Y	MR #7
	260 W 1st Street	Rialto, CA	6Y	MR #8
	127 N Palm Avenue	Rialto, CA	6Y	MR #9
	124 N Orange Avenue	Rialto, CA	6Y	MR #10
Margaret Todd Park / Community Center	201 N Willow Avenue	Rialto, CA	6Y	MR #11
	129 N Orange Avenue	Rialto, CA	6Y	MR #12
Family Funeral Chapel	124 N Riverside Avenue	Rialto, CA	6Y	MR #13
Rialto Chamber of Commerce	120 N Riverside Avenue	Rialto, CA	6Y	MR #14
	112 N Olive Avenue	Rialto, CA	6Y	MR #15

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	113 N Olive Avenue	Rialto, CA	6Y	MR #16
	112 N Date Avenue	Rialto, CA	6Y	MR #17
	109 N Olive Avenue	Rialto, CA	6Y	MR #18
	237 E 2nd Street	Rialto, CA	6Y	MR #19
	249 E 2nd Street	Rialto, CA	6Y	MR #20
	255 E 2nd Street	Rialto, CA	6Y	MR #21
	269 E 2nd Street	Rialto, CA	6Y	MR #22
	124 N Sycamore Avenue	Rialto, CA	6Y	MR #23
	638 W 1st Street	Rialto, CA	6Y	MR #24
	626 W 1st Street	Rialto, CA	6Y	MR #25
G-D Auto Repair	560 W 1st Street	Rialto, CA	6Y	MR #26
P.M. Auto Repair Transmission	546 W 1st Street	Rialto, CA	6Y	MR #27
Manuel's Auto Repair	544 W 1st Street	Rialto, CA	6Y	MR #28
Rialto Industrial Park	522 W 1st Street	Rialto, CA	6Y	MR #29
Rialto Police Department	128 N Willow Avenue	Rialto, CA	6Y	MR #30
Parque Mobile Home Estates	185 N Eucalyptus Avenue	Rialto, CA	6Y	MR #31
Cypress Gardens Mobile Home Estates	750 E Rialto Avenue	Rialto, CA	6Y	MR #32
Peppertree Mobile Home Park	2930 E Rialto Avenue	Rialto, CA	6Y	MR #33

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6. FINDING FOR THE UNDERTAKING

☒ Caltrans, pursuant to Section 106 PA Stipulation IX.A, has determined a Finding of **No Historic Properties Affected** is appropriate for this undertaking because the there are no historic properties within the APE.

7. CEQA CONSIDERATIONS

☒ Not applicable; **Caltrans is not the lead agency under CEQA**.

8. LIST OF ATTACHED DOCUMENTATION

☒ Project Vicinity, Location, and APE Maps (Attachment A)

☒ Archaeological Survey Report (ASR; Sapphos Environmental, Inc. 2025; Attachment B)

☒ Historical Resources Evaluation Report (HRER; Sapphos Environmental, Inc. 2025; Attachment C)

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☒ Public Outreach Consultation (Attachment D)

☒ NAHC Results Native American Consultation (Attachment E)

9. HPSR PREPARATION AND CALTRANS APPROVAL

Prepared by: _____ 9/5/2025
Josh Poorman, Architectural Historian Date
Sapphos Environmental, Inc.
430 N. Halstead Street, Pasadena, CA 91107

Reviewed for
Approval by: _____
District 8 Caltrans PQS [Level and discipline] Date

Approval by: _____
District 8 EBC [Environmental Branch Name] Date

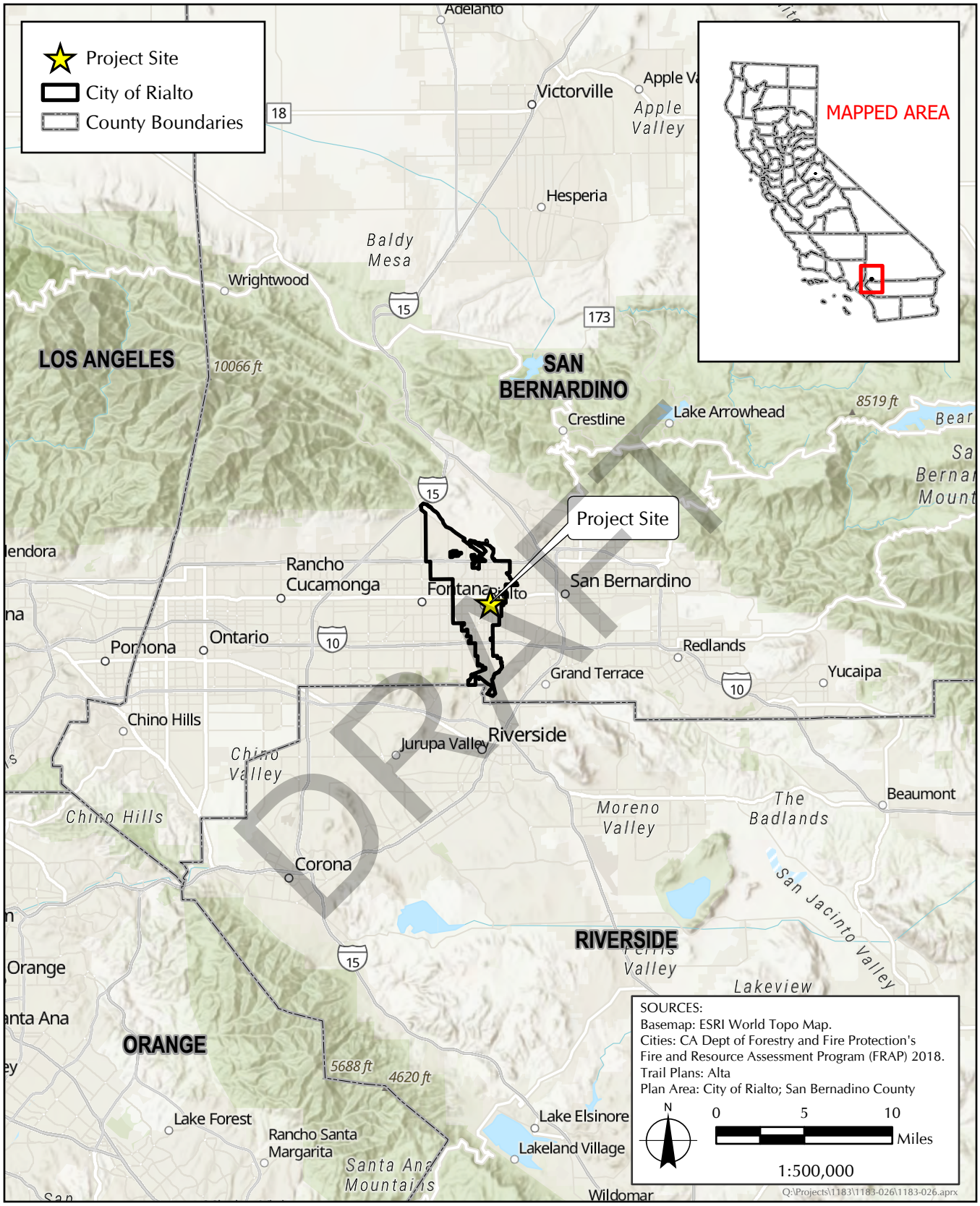
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Attachment A

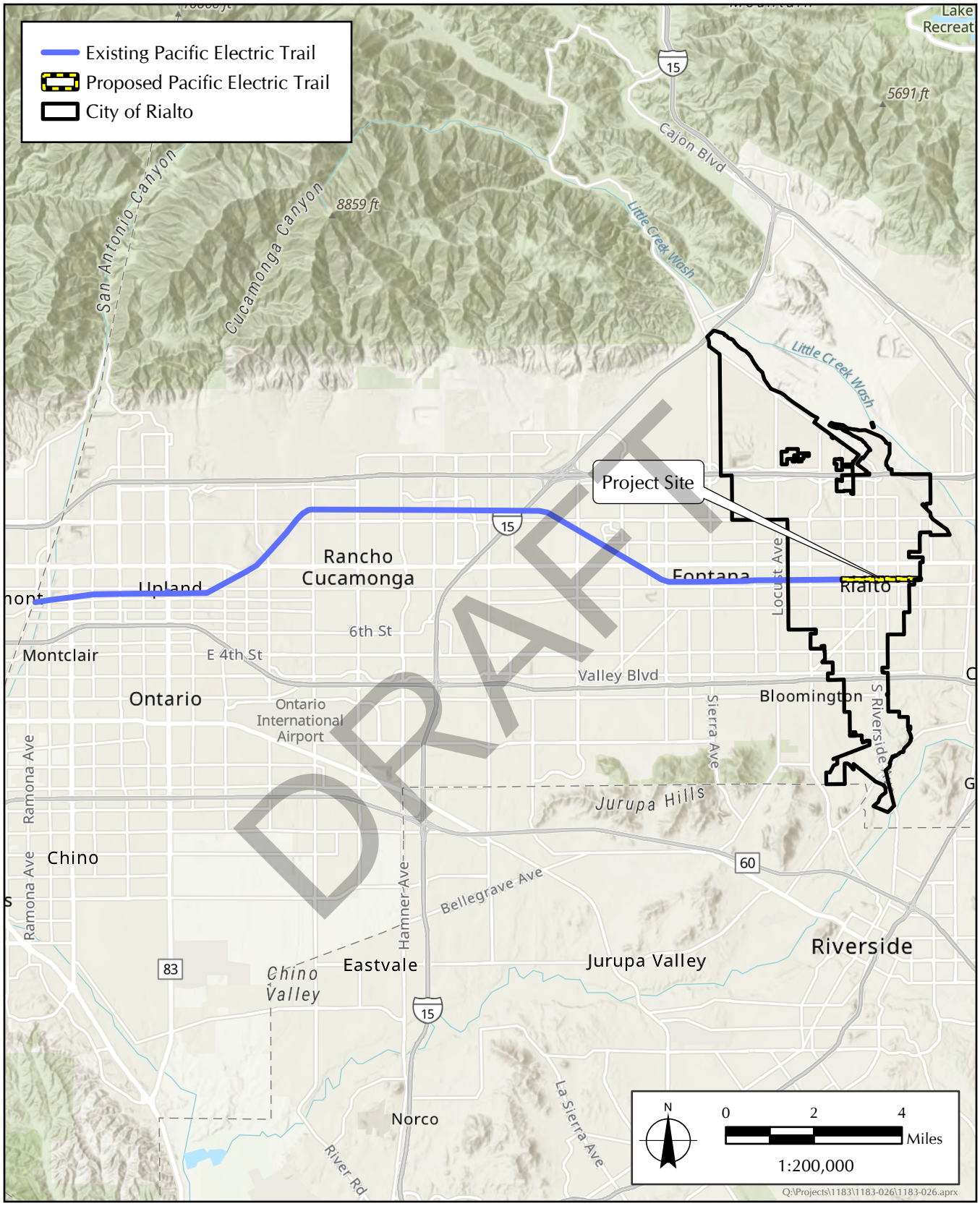
Project Vicinity, Location, and APE Maps

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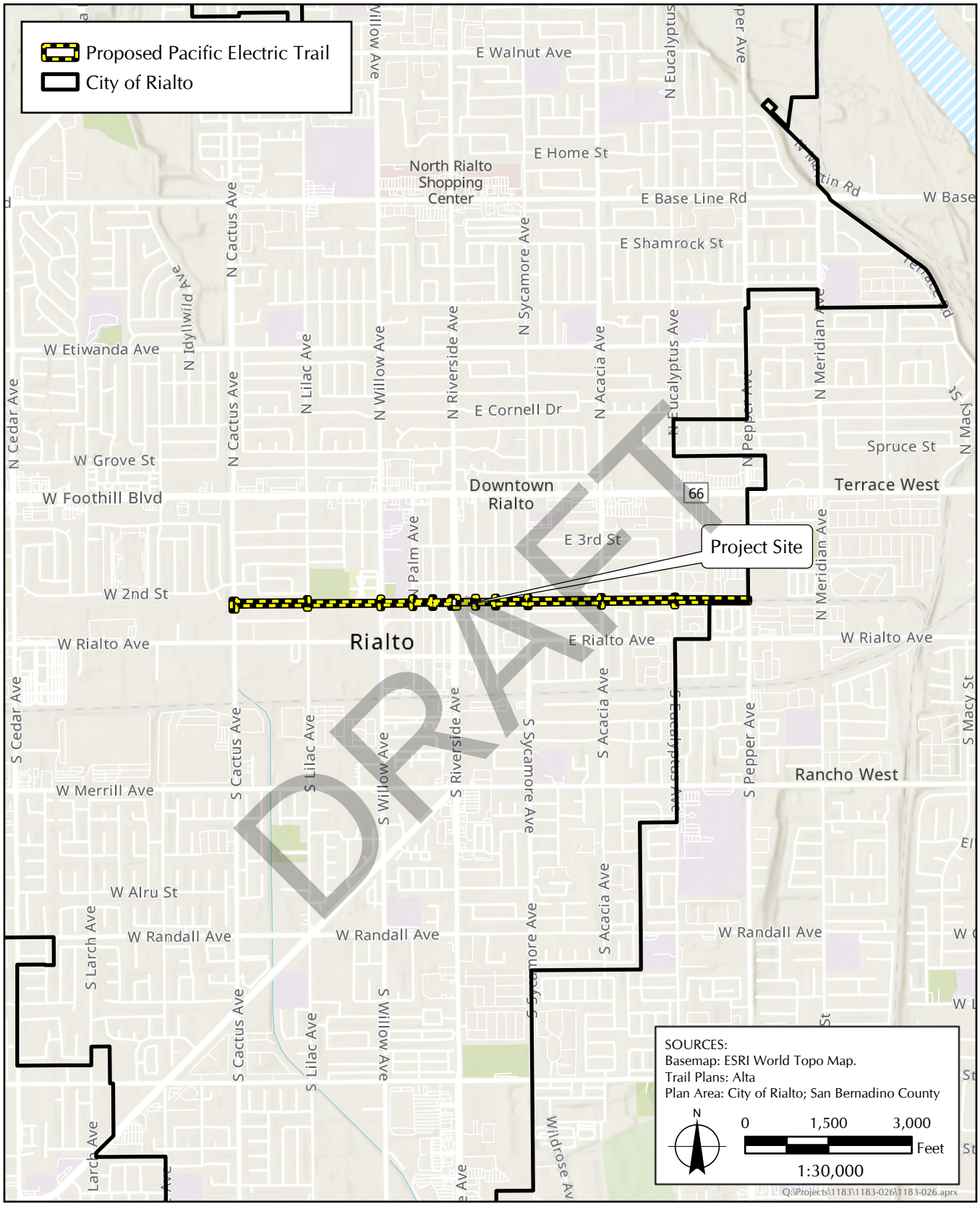
ATTACHMENT A

Project Vicinity Map



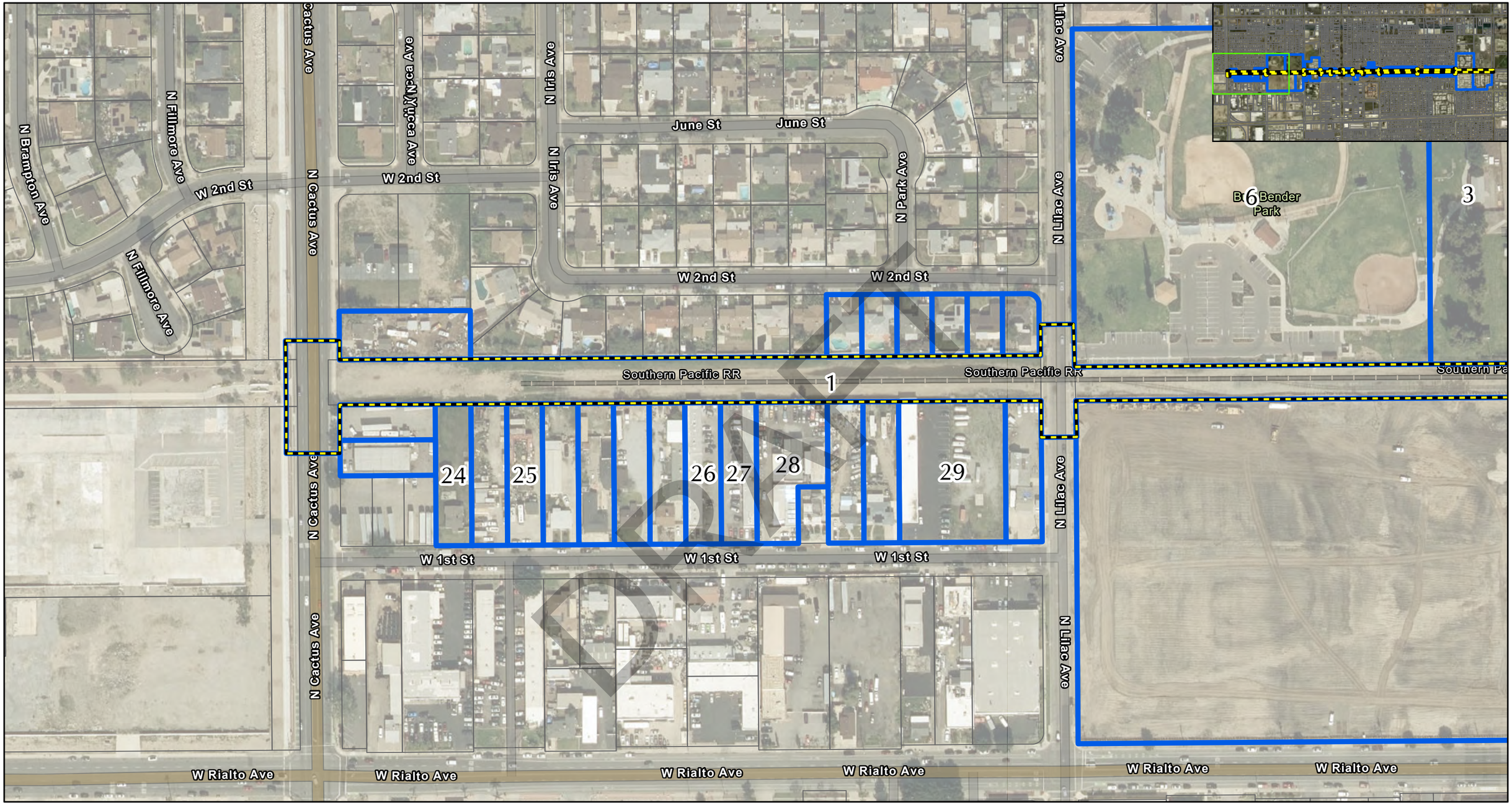
ATTACHMENT A

Project Location Map



ATTACHMENT A

Project Footprint Map



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Area of Direct Impacts
Area of Potential Effects (APE)
Assessor's Parcel Boundaries

N

0 100 200 Feet

1:2,000



SOURCES: ESRI, San Bernadino County, SEI.

Signatures

Signature of Caltrans Professionally Qualified Staff Date

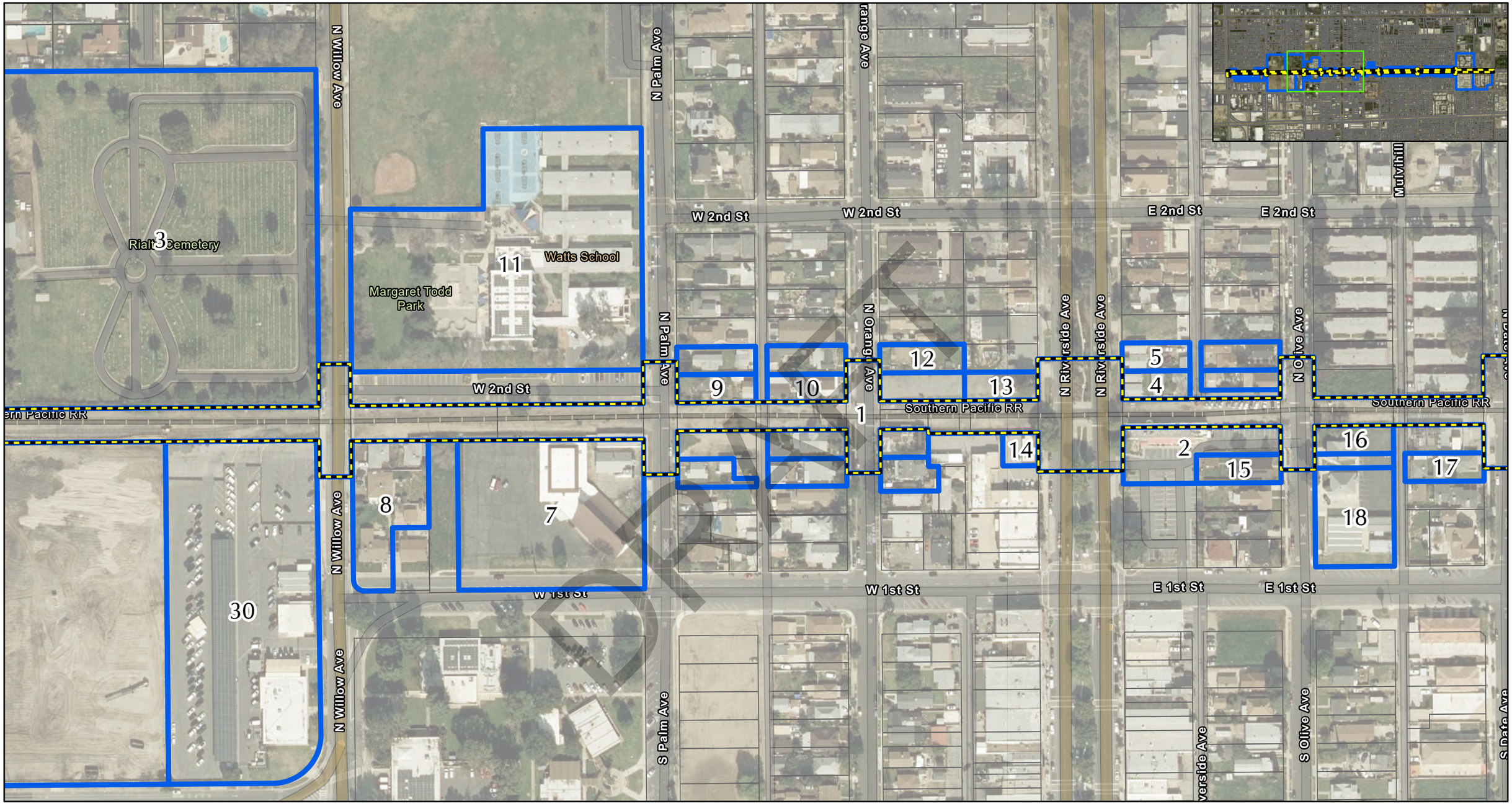
Signature of Caltrans Local Assistance Project Engineer Date

City of Rialto
San Bernadino County
Caltrans District 8

August 2025

Rialto Pacific Electric Trail Project Area
Federal Project No. 5205033

Attachment A: Area of Potential Effect (APE) Map



Area of Direct Impacts
Area of Potential Effects (APE)
Assessor's Parcel Boundaries

N

0 100 200 Feet

1:2,000

SOURCES: ESRI, San Bernadino County, SEI.

Signatures

Signature of Caltrans Professionally Qualified Staff Date

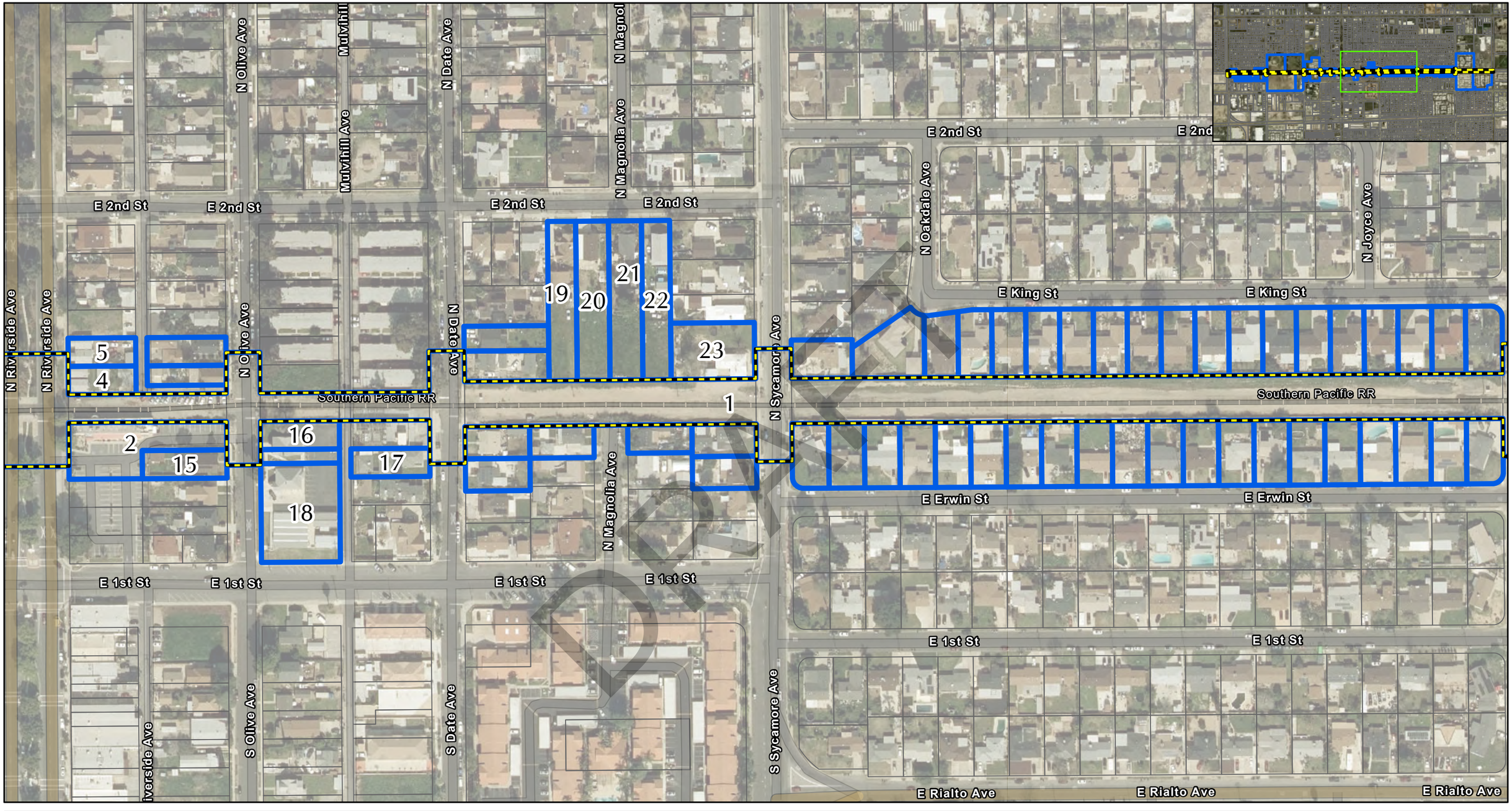
Signature of Caltrans Local Assistance Project Engineer Date

City of Rialto
San Bernadino County
Caltrans District 8

August 2025

Rialto Pacific Electric Trail Project Area
Federal Project No. 5205033

Attachment A: Area of Potential Effect (APE) Map

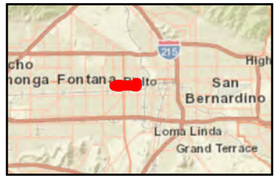


Area of Direct Impacts
Area of Potential Effects (APE)
Assessor's Parcel Boundaries

N

0 100 200 Feet

1:2,000



SOURCES: ESRI, San Bernadino County, SEI.

Signatures

Signature of Caltrans Professionally Qualified Staff Date

Signature of Caltrans Local Assistance Project Engineer Date

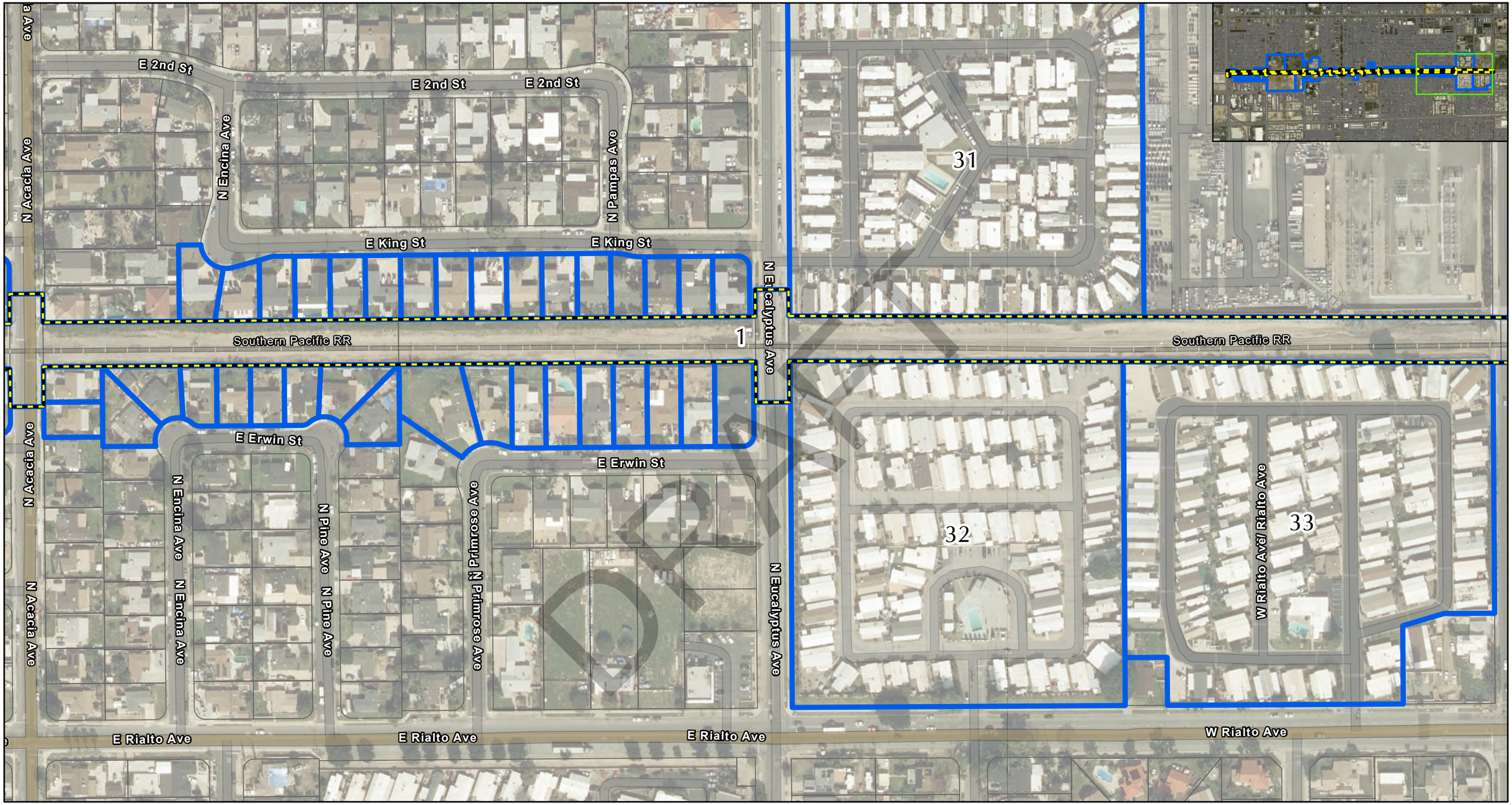
City of Rialto
San Bernadino County
Caltrans District 8

August 2025

Rialto Pacific Electric Trail Project Area
Federal Project No. 5205033

Attachment A: Area of Potential Effect (APE) Map

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Area of Direct Impacts
Area of Potential Effects (APE)
Assessor's Parcel Boundaries

N

0 100 200 Feet

1:2,000



SOURCES: ESRI, San Bernadino County, SEI.

Signatures

Signature of Caltrans Professionally Qualified Staff Date

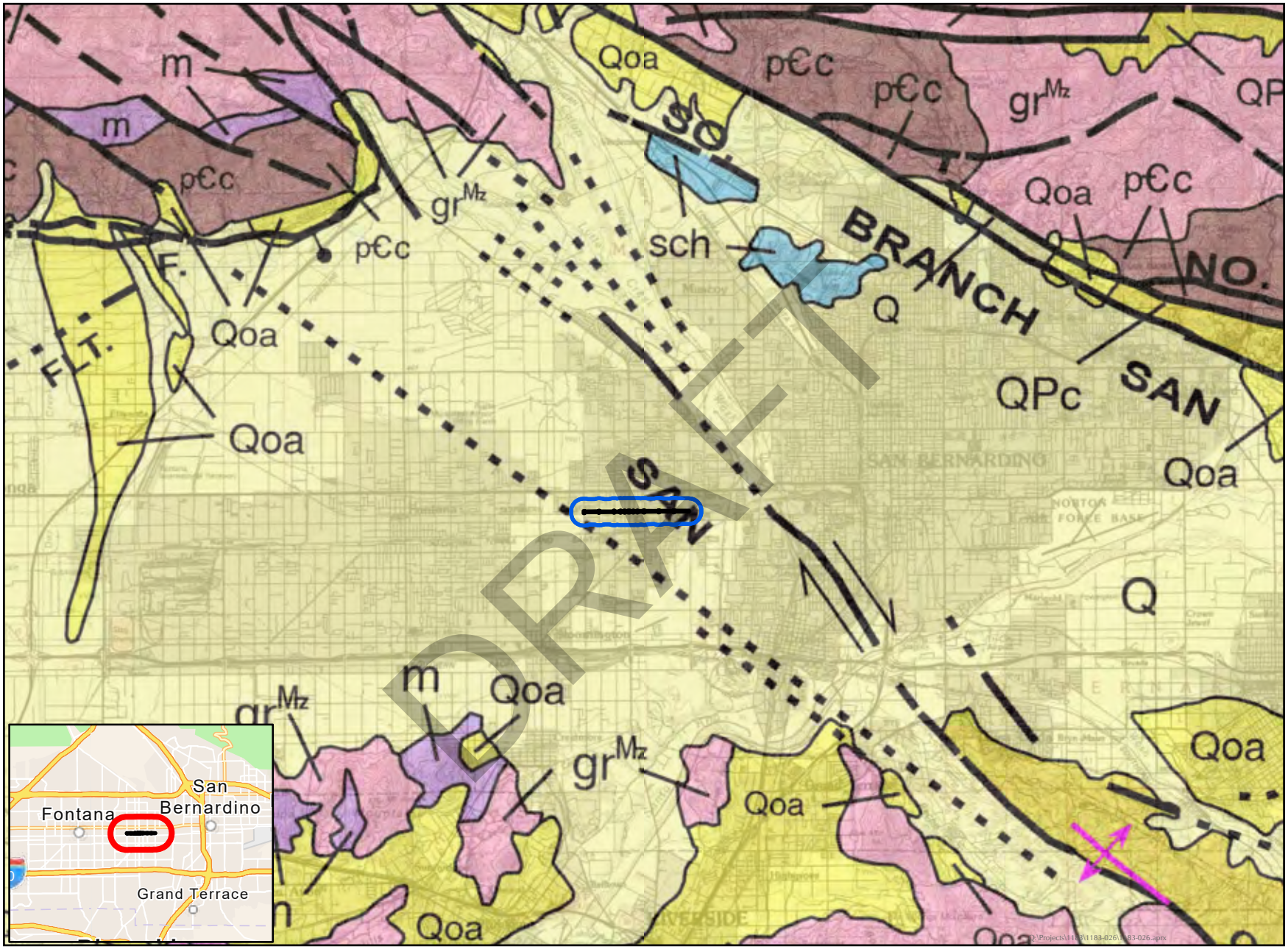
Signature of Caltrans Local Assistance Project Engineer Date

City of Rialto
San Bernadino County
Caltrans District 8

August 2025

Rialto Pacific Electric Trail Project Area
Federal Project No. 5205033

Attachment A: Area of Potential Effect (APE) Map



Proposed Pacific Electric Trail

Half-Mile Site Buffer

N

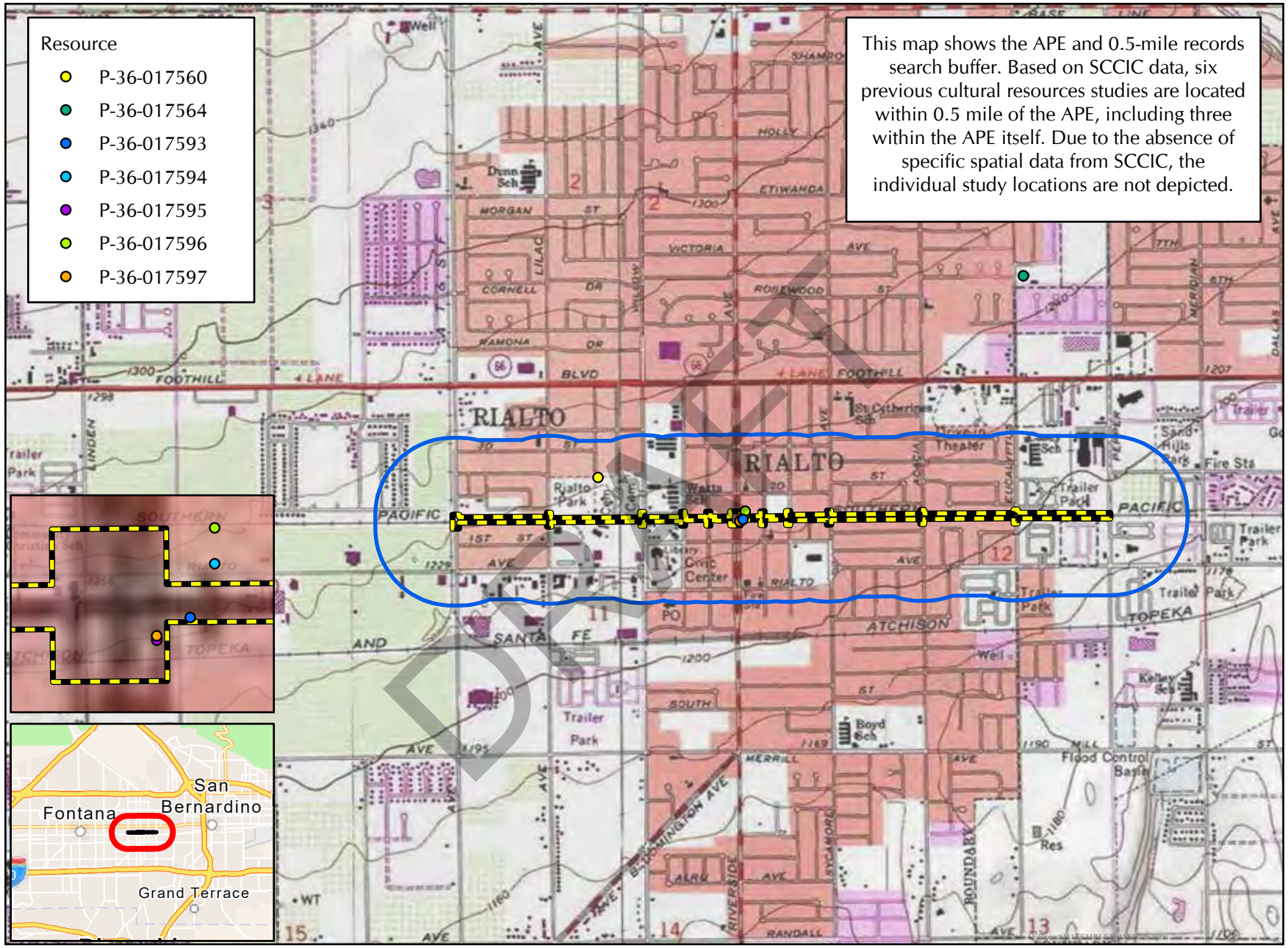
0 2 Miles

1:150,000

SOURCES: Basemap: ESRI World Topo Map; Trail Plans: Alta; Plan Area: City of Rialto; San Bernadino County, California Geological Survey

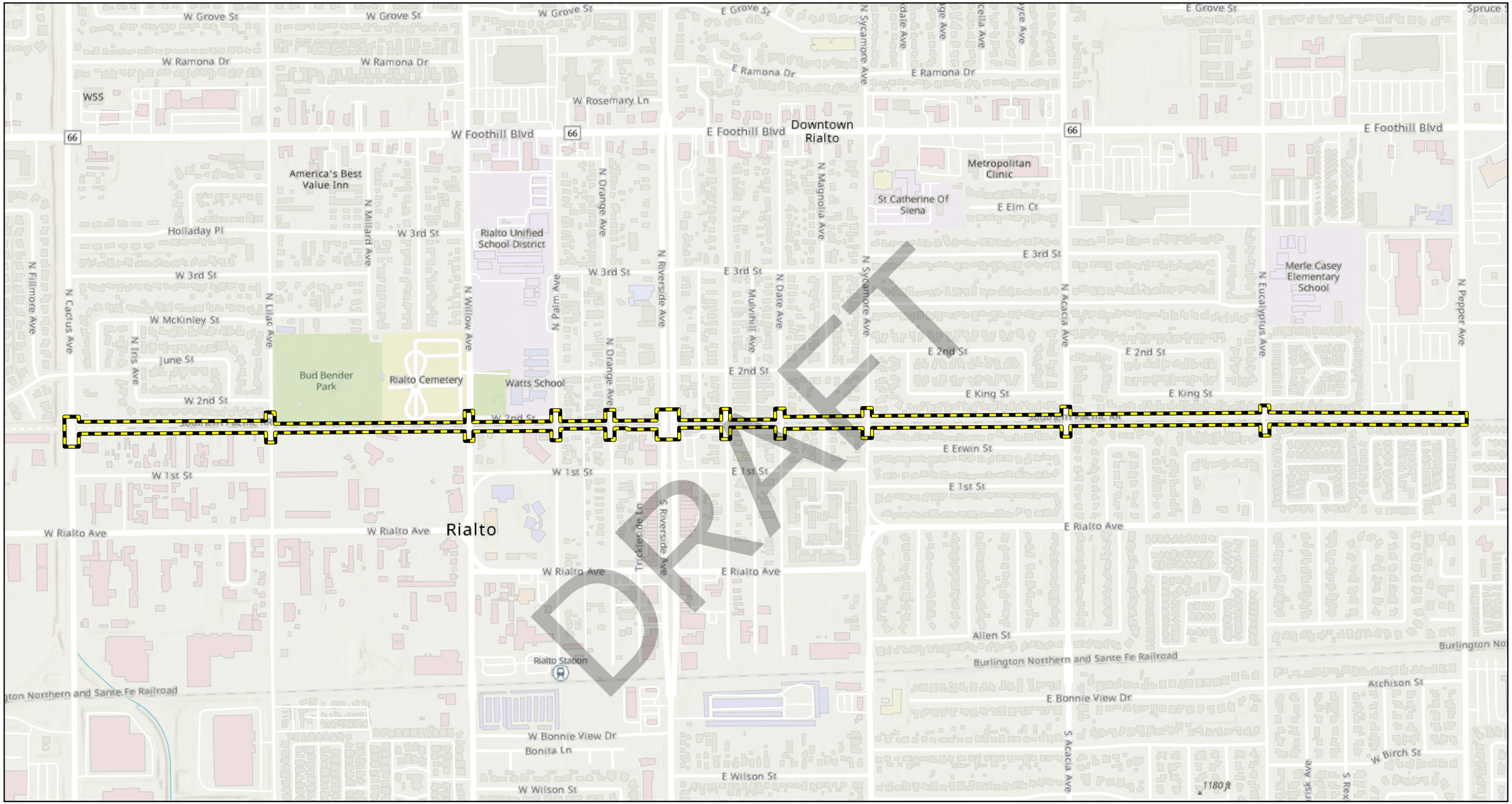
Sections 10-12, Township 1 South
Range 5 West
USGS 7.5 minute Fontana and San Bernardino South

ATTACHMENT A
Geological Map



Sections 10-12, Township 1 South
Range 5 West
USGS 7.5 minute Fontana and San Bernardino South

ATTACHMENT A
Record Search Results Map



Area of Direct Impacts

Archaeological pedestrian survey was conducted only within the Direct APE, shown here in red. The Indirect APE, outlined for reference, was not surveyed archaeologically but was assessed for potential effects to built environment resources. Survey was conducted using transects spaced no more than 15 meters apart.

N

0 300 600 Feet

1:7,500



SOURCES: ESRI, San Bernadino County, SEI.

City of Rialto
San Bernadino County
Caltrans District 8

April 2025

Rialto Pacific Electric Trail Project Area
Federal Project No. 5205033

ATTACHMENT A
Pedestrian Survey Coverage Map

Attachment B

Archaeological Survey Report

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Archaeological Survey Report for The Pacific Electric (PE) Trail City of Rialto, San Bernardino County, California

Prepared by:

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Reviewed by:

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Approved by:

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San Bernardino, CA 92401

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September 2025

San Bernardino South and Fontana 7.5-Minute Topographic Maps

FPN: ATPL 5205(033).

SUMMARY OF FINDINGS

The City of Rialto (City) proposes to use Caltrans Active Transportation Program (ATP) Cycle 6 funding for the Pacific Electric (PE) Trail Project (proposed project). The proposed project would connect the various parts of the city internally and externally to the surrounding region by providing innovative, nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous trail that largely separates pedestrians and cyclists from vehicular traffic. In sum, the proposed project would help increase the number of pedestrians and bicyclists to public transportation and provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project. The Area of Potential Impacts (API) for the Project includes both the Direct API and the Indirect API.

The purpose of this Archaeological Survey Report (ASR) is to identify historic properties within the Area of Potential Impacts (API). A California Historical Resource Information System (CHRIS) records search, Native American coordination, and a pedestrian survey of the Area of Direct Impact, or Direct API, within the API were completed for this project. The API is located within a lightly developed suburban environment. This ASR was completed according to standards set forth in the California Department of Transportation (Caltrans) *Standard Environmental Reference*, volume 2, *Cultural Resources,* and the 2024 First Amended Section 106 Programmatic Agreement (PA) among the Federal Highway Administration (FHWA), the Advisory Council on Historic Preservation (ACHP), the California State Historic Preservation Officer (SHPO), and Caltrans (Caltrans 2022).

Sapphos Environmental Inc. employee, Lilibeth Tome, conducted a record search at the South Central Coastal Information Center (SCCIC) on October 17, 2024, and indicated that six cultural resources studies have been conducted within a 0.50-mile search radius of the API. Of these six cultural resource studies, three of which intersect with the API. One built environment was identified within the 0.50-mile buffer, and no cultural resources were identified within the API. The Phase I pedestrian survey of the Direct API was negative for archaeological resources.

A separate Historic Resources Evaluation Report (HRER) was prepared to address historic architectural resources within the API. While several built environment resources were identified—including the Pacific Electric Station, Rialto Adobe, and Sears Craftsman Bungalows—all were determined to be unaffected by the undertaking. SHPO consultation has been initiated for certain properties identified in the HRER. No archaeological resources requiring SHPO review were identified as part of this ASR.

It is Caltrans' policy to avoid cultural resources whenever possible. Further investigation may be needed if the site(s) cannot be avoided by the project. If buried cultural materials are encountered during construction, it is Caltrans' policy that work stops in that area until a qualified archaeologist can evaluate the nature and significance of the find. Additional surveys will be required if the project changes to include areas not previously surveyed.

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APPENDIX

A Site Photographs

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SECTION 1.0
PROJECT DESCRIPTION

1.1 Purpose

The purpose of the proposed project is to improve connectivity within the City of Rialto (City) internally and externally to the surrounding region by providing innovative nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous trail that largely separates pedestrians and cyclists from vehicular traffic. The proposed project would result in the City's expansion of its recreational amenities; enhance safety; and increase connectivity of the City's parks, schools, and neighborhoods while aligning with the City's overall mission to provide a safe family atmosphere with superior public services and policies. The proposed project would help increase the number of pedestrians and bicyclists to public transportation and provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

This report was prepared by Lilibeth Tome, who holds a BA in anthropology from California State University, Dominguez Hills. Ms. Tome has more than 5 years of experience conducting field surveys, archival research, and preparing compliance documentation pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act (CEQA) throughout California.

1.2 USGS Quadrangle Location

The proposed project is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South quadrangles in Township 1 South, Range 5 West Section 24, Township 1 South, Range 6 Section 19.

1.3 Project Description

The proposed project would involve the construction of a Pacific Electric (PE) Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (see Historic Properties Survey Report [HPSR] Attachment A, *Maps*, *Project Vicinity Map* and *Project Location Map*). The highly urbanized proposed project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan that was most recently revised in June 2018. The proposed trail runs within the ROW of an abandoned railroad track, within the City of Rialto, which consists of residential, commercial, and manufacturing areas.

The City's 2022 feasibility study to explore the existing 18-mile PE Trail determined that where the trail currently ends on Cactus Avenue, there is a need for an extension to Pepper Avenue (City of Rialto Public Works Department 2022). This approximately 1.75-mile extension would enhance connectivity through Rialto. The proposed project is intended to provide safe access for the community to several destinations through the City and provide access to the historic Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project.

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The proposed trail will be a paved concrete surface for the shared use path to match the existing PE Trail to the west; specifically, a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, widened curb ramps are proposed where the trail crosses roadways. The trail will be striped to accommodate two-way pedestrian/bicycle traffic and will have proper signage for safety. When complete, the entire PE Trail will be approximately 19.85 miles east to west.

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SECTION 2.0
AREA OF POTENTIAL EFFECTS

In accordance with Section 106 PA Stipulation VIII.A, the Area of Potential Impacts (API) for the project was established in consultation with Gary Jones, PQS Principal Investigator, Prehistoric Archaeology, and Art Cervantes, City of Rialto Project Manager (see HPSR Attachment A, *Maps*, *APE Map*).

The project APE was established to ensure identification of historic properties that may be affected by the undertaking. Consistent with Caltrans policies outlined in the First Amended Section 106 PA Attachment 3, the latest addition of Caltrans *Standard Environmental Reference*, Volume 2, Chapter 4, and general cultural resource practices, the API includes both the direct archaeological study area (Area of Direct Impact, or Direct API) and the historic architectural study area (Area of Indirect Impact, or Indirect APE). The Area of Direct Impact represents the maximum extent of potential ground disturbances within the undertaking's footprint. The archaeological study area consists of the Area of Direct Impact and the Area of Indirect Impact. To account for potential indirect effects, the APE was expanded to include the entirety of legal parcels adjacent to the direct construction footprint where public improvements or temporary construction easements (TCEs) would occur outside of the public ROW.

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SECTION 3.0
SOURCES CONSULTED

A records and literature review was undertaken to determine the location of previously documented archaeological resources within the APE and the potential for additional resources within the APE. A record search was conducted at the South Central Coastal Information Center (SCCIC) of known prehistoric and historic archaeological resources within a 0.50-mile radius of the Direct APE and was conducted by SEI staff on October 17, 2024. The search radius was established as a 0.50-mile buffer around the proposed project footprint because the area is known to have been subject to significant previous identification efforts. Four inventories were examined:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)

The results of the record search indicate that one cultural resource has been identified within a 0.50-mile radius (Table 3.1-1, *Previously Identified Cultural Resource Located within 0.50 Mile of the Proposed Project*). Additionally, six cultural resources studies have been conducted within a 0.50-mile radius of the project site (Table 3.1-2, *Previous Cultural Studies within 0.50 Mile of the Proposed Project*). Of these six cultural resource studies, three occurred within the APE and account for less than 20 percent of the APE. Further discussion on the built environment resources discovered in the record search process are made within the HRER.

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TABLE 3-1
PREVIOUSLY IDENTIFIED CULTURAL RESOURCE LOCATED WITHIN 0.50 MILE OF THE PROPOSED PROJECT

Primary No. (Trinomial)	Description	Recorder, Date	NRHP Eligibility	Location
P-36-017601	First Christian Church building, which combines the Gothic Revival style and elements of the Craftsman style.	Janet Hensen, 2002	Not evaluated	Within 0.50 mile

TABLE 3-2
PREVIOUS CULTURAL STUDIES WITHIN 0.50 MILE OF THE PROPOSED PROJECT

Report No.	Year	Report Title	Report Type	Within APE	Within 0.50 Mile of APE	Authors
SB-01738	1987	Results of an Intensive Cultural Resource Survey of a 105-Acre Minor Subdivision in Summit Valley, San Bernardino County, California	Archaeological, Architectural / Historical, Field study		X	Macko, Michael E.
SB-04251	2000	Cultural Resources Assessment for AT&T Wireless Site #C957 (Foothill & Riverside) City of Rialto, San Bernardino County, CA	Archaeological, Architectural / Historical, Field study		X	White, Laurie S.
SB-04362	2001	Architectural & Archaeological Evaluation of 14 Structures in the City of Rialto, CA in Support of Proposed Seismic Retrofitting	Archaeological, Architectural / Historical, Field study		X	Hatheway, Roger G. and Fred E. Budinger
SB-02853	1994	Cultural Resource Investigation: Inland Feeder Project, MWD of Southern CA	Archaeological, Architectural / Historical, Field study	X		Foster, John M., James J. Schmidt, Carmen A. Weber, Gwendolyn R. Romani, and Roberta S. Greenwood
SB-05766	2002	Cultural Resources Report: Bakersfield—Rialto Fiberoptic Line Project, Kern, Los Angeles and San Bernardino Counties, California.	Archaeological, Field study, Literature search	X		Love, Bruce
SB-07960	2002	Class III Cultural Resources Survey Addendum for the Proposed Calnev Expansion Project, California Portion San Bernadino County, California	Archaeological, Field Study	X		Self, William

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The records search conducted at the SCCIC did not indicate the presence of previously recorded archaeological resources within the Area of Direct Impact or within the 0.50-mile record search radius.

SECTION 4.0
SUMMARY OF NATIVE AMERICAN CONSULTATION

A Sacred Lands Files (SLF) record search request and consultation list request were submitted to the Native American Heritage Commission (NAHC) on July 29, 2024. The NAHC responded on August 24, 2024, indicating that the quadrangle in which the APE is located is negative for sacred land (see HPSR Attachment A, *NAHC Results and Native American Consultation*).

A list of three tribal governments who may also have knowledge of cultural resources in the project area, was provided by Caltrans.

The following three Native American groups were contacted and sent letters via U.S. Postal Service on January 6, 2025:

- Gabrieleno Band of Missions Indians – Kizh Nation
- Yuhhaviatam of San Manuel Nation
- Soboba Band of Luiseno Indians

Follow-up emails were sent on February 6 and March 6, 2025, to those who had not responded.

As of the date of this report, two tribes, the Soboba Band of Luiseno Indians and the Gabrieleno Band of Missions Indians – Kizh Nation, had not responded to the initial outreach or either follow-up attempt (see HPSR Attachment A).

One response was received from the Yuhaaviatam of San Manuel Nation on January 23, 2025. Dr. Alexandra McCleary, Director of Cultural Resources Management, requested additional information including the cultural resources report, DPR forms, geotechnical report, and project plans and grading plans. The requested materials were provided via email on January 25, 2025. On June 24, 2025, Kristen Tuosto gave Yuhaaviatam of San Manuel Nation's final consultation request to Caltrans, as shown below:

> *Thank you for providing the requested information.*
> *After reviewing the reports, YSMN has low concerns about the project footprint.*
>
> *However, YSMN requests that the following language, or some variation thereof, be made a part of the project conditions/COAs/NTP:*
>
> *1. If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot buffer of the find shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*
>
> *2. In the event that any pre-contact cultural resources are discovered during project activities, all work within a 60-foot buffer shall cease, and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, Yuhaaviatam of San Manuel Nation will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, in order to provide Tribal input. The*

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archaeologist shall complete an isolate/site record for the find and submit this document to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation.

3. If eligible pre-contact resources are discovered, and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop a cultural resources Treatment Plan and a Discovery and Monitoring Plan. Drafts of which shall be provided to Yuhaaviatam of San Manuel Nation for review and comment. The Lead Agency or designated POC shall, in good faith, consult with Yuhaaviatam of San Manuel Nation on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

This communication concludes YSMN's input on this project, at this time, and no additional consultation pursuant to Section 106 of the NHPA is required unless there is an unanticipated discovery of cultural resources during project implementation. If you should have any further questions regarding this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

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SECTION 5.0
BACKGROUND

This section of the report consists of the summarized information regarding the physical and cultural setting within the project vicinity, including the prehistoric, ethnographic, and historic context.

5.1 Environment

Topography

The APE is situated near the eastern terminus of the Santa Ana Valley, which the Santa Ana River runs through. The topography consists of relatively flat areas ranging from 230 to 245 above mean sea level in elevation. The area is relatively flat, with minor surface undulations resulting from past construction activities. The APE is confined on the north and east by the San Gabriel and San Bernardino Mountains, which are part of the larger Transverse Ranges system (Dutcher and Garrett 1963). These mountain ranges are known to have influenced prehistoric settlement patterns and resource availability.

Regional Geology

The project is located on the coastal plain of the Los Angeles Basin. The Los Angeles Basin is surrounded by the San Gabriel Mountains to the north, the Santa Monica Mountains to the west, the Santa Ana Mountains to the east, and the Pacific Ocean on the south. The sediments in the project area are largely sourced from alluvial deposits from the Santa Ana Mountains to the northeast and floodplain deposits from the nearby Santa Ana River (Bilodeaux et al. 2007). The APE lies near the Transverse Ranges and is characterized by alluvial fan sandy and silty deposits from the Pleistocene age (see HPSR Attachment A, *Maps*, *Geological Map*). The project area is located in an urban setting that was previously disturbed by paving and railroad construction.

Modern Land Use and Disturbance

The project area is located in a highly urbanized setting characterized by existing roadways, sidewalks, landscaping, and commercial and residential development. The alignment follows a former Union Pacific Railroad right-of-way that has been previously graded and disturbed by historic railroad construction, utility installation, and adjacent development. Most of the ground surface is either paved, landscaped, or compacted dirt, limiting the potential for intact, surficial archaeological deposits. Subsurface disturbances, such as those from rail bed construction or modern infrastructure, have likely altered or removed any archaeological materials that may have once been present near the surface.

5.2 Ethnography

Ethnographic literature indicates that just prior to and during the early historic period, the Project site is situated within the traditional use area of the Serrano and Cahuilla and closely abuts the traditional use area of the Gabrieliño and Luiseño.

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The Serrano

The term Serrano has been used to describe linguistic similarities between the Kitanemuk, Vanyume, Tataviam, and Serranos groups; however, the Serrano group refers to a small ethnic nationality that primarily inhabited the San Bernardino Mountains (Bean and Smith 1978b). The word Serrano is from the Spanish term for mountaineer. and the group's core inhabited lands are thought to have been the San Bernardino Mountains. Although it is difficult to determine the boundary of Serrano territory beyond the San Bernardino Mountains, the Transverse Mountains east of the Cajon Pass, the western Mojave Desert and the area from the Tehachapi Mountains to the northern Colorado Desert have all been attributed to Serrano territory (Kroeber 1925).

Related groups of the Serrano include the Gabrieliño and Luiseño to the west at the Pacific Coast, and the Cahuilla inhabiting the Colorado Desert. For much of the Late Prehistoric Complex, the Serrano band, likely inhabited the western Mojave Desert, in what is now the Cajon Pass and Barstow area. Little is known about early Serrano social organization because the band was not studied until the 1920s and by that time enculturation had seriously compromised their native lifeway (Kroeber 1925). The Serrano were a hierarchically ordered society with a chief who oversaw social and political interactions both within their own culture and with other groups. Like other local groups, the Serrano had multiple villages ranging from seasonal satellite villages to larger, more permanent villages.

The primary food staple varied depending on locality. Groups located in the mountain and foothill regions gathered acorns and piñon; desert groups gathered honey mesquite, piñon nuts, yucca roots, mesquite and cacti fruits. In addition to gathering fruit, seeds, and honey, deer, mountain sheep, antelope, rabbits, small rodents, and birds were hunted by the Serrano (Bean and Smith 1978b).

Serrano villages were typically located near water sources and dwellings consisted of large, circular thatched and domed structures of willow covered with tule thatching. These tule houses could be built to house a large family. In addition to the living structure, a ramada (an open-air structure for outdoor cooking) was located adjacent to the home. A large ceremonial structure was often present and was used as the religious center where the lineage leader resided. Additional structures, such as granaries for food storage and sweathouses for ritual activities, were often located adjacent to pools or streams (Bean and Smith 1978b).

Because of their inland location, Serrano society was left relatively intact during initial Spanish colonization, unlike groups that inhabited the coastal area. In 1772, Spanish explorer Pedro Fagès traveled through the Cajon Pass to the Mojave Desert in an attempt to identify the native groups in this region. Fagès' ultimate goal was to place the Serrano under the supervision of a mission. By 1819, the Serrano were relocated to the Estancia of the Mission San Gabriel in Redlands (Bean and Smith 1978b). At the time of relocation, there were likely on the order of 3,500 Serrano inhabiting the Mojave Basin. Between 1840 and 1860, a smallpox epidemic decimated the population. By 1910, the census recorded only 100 Serrano (Bean and Smith 1978b).

The Cahuilla

As inhabitants of the topographically complex south-central California desert, the Cahuilla were able to exploit and inhabit a variety of ecotones that include mountains, canyons, valleys, and deserts. Portions of the Cahuilla territory include elevations of 11,000 feet above mean sea level (MSL) in the San Bernardino Mountains to 273 feet below MSL in the vicinity of the Salton Sea. Today, three main divisions of Cahuilla are recognized by researchers: Desert Cahuilla, Mountain

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Cahuilla, and Western (or Pass) Cahuilla. Their lifeways adapted to a variety of environmental zones, which contributed to the formation of a diverse and complex cultural.

Traditionally the Cahuilla gathered, hunted, and gardened, and were organized socially and politically around a hierarchical structure. Cahuilla clans contributed to a larger integrative system that connected many politically autonomous segments into a wider religious, economic, and political network of cooperative groups. The Cahuilla are members of the Shoshonean language group. They are organized along lines of patrilineal descent and are exogamous, being members of either the Wildcat or Coyote moieties. An office of lineage leader (net) is inherited through the father's line and is responsible for tribal schedules and events necessary to maintain cultural, social, political, and economic balance. Additionally, the lineage leader functions with the support of the hawaynik, or ceremonial song leader, and the paxa, or shaman, who form an elite association.

First contact with the Spanish came in 1774 by the Juan Bautista de Anza expedition (Bean and Smith 1978b). After near eradication through the ensuing years, people of the remaining Cahuilla tribelets were confined to reservations in 1877 now known as the Morongo, Agua Caliente, Augustine, Cabazon, Los Coyotes, Santa Rosa, Cahuilla, Ramona, and Torres Martinez Reservations.

Gabrieliño

The Gabieliño belong to the Takic-speaking family of the Uto-Aztecan linguistic stock. Named after the Mission San Gabriel, the Gabrieleño are considered to have been one of the two wealthiest and largest ethnic groups in aboriginal southern California (Bean and Smith 1978a), the other being the Chumash. This was largely due to the many natural resources within the land base they controlled, primarily the rich coastal section from Topanga Canyon to Aliso Creek, and the offshore southern Channel Islands of San Clemente, San Nicolas, and Santa Catalina.

The ancestors of the Gabrieleño arrived in the Los Angeles Basin around 1500 BC and spread throughout the area, displacing a preexisting Hokan-speaking population (Sutton 2009). The first Spanish contact with the Gabrieleño took place in 1542, when Juan Rodriguez Cabrillo arrived on Santa Catalina Island. In 1602, the Spanish returned to Santa Catalina under Sebastián Vizcaíno; and in 1769, Gaspar de Portolá made the first attempt to colonize Gabrieleño territory. By 1771, the Spanish had built four missions, and the decimation of the Gabrieleño had already begun (Bean and Smith 1978a). European diseases and conflicts among the Gabrieleño population, as well as conversion to Christianity, carried a toll on their numbers, traditions, and beliefs.

Although determining an accurate account of the population numbers is difficult, Bean and Smith (1978a) state that by AD 500, the Gabrieleño established permanent settlements and their population continued to grow. Early Spanish accounts indicate that the Gabrieleño lived in permanent villages with a population ranging from 50 to 200 individuals. The Gabrieleño population surpassed 5,000 people by around 1770.

Several types of structures characterized the Gabrieleño villages. They lived in domed circular structures covered with tule, ferm, or carrizo. Communal structures measured over 60 feet in diameter and could house three or four families. Sweathouses, menstrual huts, and ceremonial enclosures were also part of the village arrangements (Bean and Smith 1978a).

The Gabrieleño practiced different subsistence strategies that included hunting, fishing, and gathering. Hunting activities in land were carried out with the use of bow and arrow, deadfalls,

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snares, and traps. Smoke and throwing clubs also were used to assist with the hunt of burrowing animals. Aquatic animals were hunted with harpoons, spear-throwers, and clubs. Although most fishing activities took place along rivers and from shore, open water fishing trips between mainland and the islands also took place using boats made from wood planks and asphaltum. The Gabrieleño fishing equipment included fishhooks made of shells, nets, basketry traps, and poison substances obtained from plants (Bean and Smith 1978a).

The Gabrieleño diet included a large number of animals, such as deer, rabbit, squirrel, snake, and rats, as well as a wide variety of insects. However, some meat taboos also existed. The meat of bears, rattlesnakes, stingrays, and ravens was not consumed; these animals were believed to be messengers of the god Chengiichngech. Aquatic animals such as fish, whales, seals, sea otters, and shellfish were also an important part of the diet, mainly among the coastal population (McCawley 1996).

A variety of plant foods were consumed by the Gabrieleño, the main one being acorns. These nuts are rich in nutrients and have a high content of fiber and fat. Other plants used for consumption by the Gabrieleño include the seeds of the Islay (*Prunus ilicifolia*), which were ground into a meal; and the seeds and shoots of the Chía (*Salvia columbariae*), which were eaten raw, made into loaves, or mixed with water to make a beverage. Roots and bulbs were also part of the diet among the mainland and island groups, as well as clover, wild sunflower seeds, and cholla seeds. Wild tobacco was used for medicinal purposes and as a sedative and narcotic (McCawley 1996).

The Gabrieleños were involved in trade among themselves and with other groups. Coastal Gabrieleños exchanged steatite, shell and shell beads, dried fish, sea otter pelts, and salt with inland groups for acorns, seeds, obsidian, and deerskins (Bean and Smith 1978a). During the late prehistoric period, the principal trade item, both among the Gabrieleño and for export to other groups, was steatite. Also known as soapstone or soaprock, major outcroppings of steatite are found on Santa Catalina Island. Steatite was widely used among the Gabrieleño to make arrow straighteners and artistic or ritualistic objects. In addition, this rock was used in the making of functional objects for food preparation such as bowls, mortars, pestles, and comals (Bean and Smith 1978a). Archaeological data indicate that a steatite industry developed prehistorically on the island that involved the large-scale trade of both raw materials and finished artifacts to mainland communities.

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Luiseño

The Luiseño belonged to the Takic family of the Uto-Aztecan linguistic stock. Named after the Mission San Luis Rey de Francia, the term Juaneño refers to the Takic-speaking people associated with the San Juan Capistrano Mission. Krober and Harrington separated the Luiseño and Juaneño based on linguistic differences. However, White (1963) has suggested ethnologically and linguistically both groups are one ethnic group (Bean and Shipek 1978).

The Luiseño lived in permanent villages, that were usually located along streams, valley bottoms, or coastal strand near mountain ranges close to water, and village defense was possible. Villages were ruled by hereditary chiefs who controlled religious, economic, and territorial activities (Bean and Shipek 1978; Buscana 1846/1933). An advisory council comprised of ritual specialists and shamans were consulted on environmental and other knowledge. It is possible that larger villages may have had more complex social and political structures (Bean and Shipek 1978; Strong 1929).

Like the Gabrielino, the Luiseño practiced different subsistence strategies such as hunting, fishing, and gathering. Inland hunting activities were carried out by using curved throwing sticks, nets, slings or traps, and bow and arrow. For near-ocean fishing, dugout canoes, basketry fish traps, and shell hooks were utilized. Hunting was carried out both by individuals and organized groups. The Luiseño utilized coiled and twined baskets for gathering, preparation, storing, and serving food (Bean and Shipek 1978).

The Luiseño diet was based on gathering acorns, seed, green, bulbs, roots, berries, among others. Their food was supplemented by hunting large and small mammals such as deer, antelope, rabbit, woodrat, ground squirrels, and mice. The Luiseño also hunted quail, dove, and duck. Inland populations also fished trout among other fish from mountain streams. Bands along the coast supplemented their diet from marine resources, such as sea mammal, fish, crustaceans, and mollusks (Bean and Shipek 1978).

The first Spanish missions were established in California in 1769, nearly 30 years later the San Luis Rey Mission was established in 1798 on the lower San Luis River. Most of the Luiseño were converted and taken to the mission. Due to poor living conditions and the introduction of European diseases, Luiseño population rapidly declined. After the closure of the missions by the Mexican government, the Luiseño dispersed throughout Southern California. Although during the mission period the Luiseño were stripped of their culture, some were successful at retaining their language and certain ritual and ceremonies (Bean and Shipek 1978).

5.3 Prehistory

Several prehistoric cultural chronologies have been proposed for the Southern California coast, with two of the most frequently cited sequences developed by William Wallace (1955) and Claude Warren (1968). The chronological sequence presented herein represents an updated synthesis of these schemes as compiled by Glassow and others for the Southern California Bight. This geographic area consists of the coastal area from Vandenberg Air Force Base south to Palos Verdes, as well as the Channel Islands and adjacent inland areas, including the Los Angeles Basin (Glassow et al. 2007). The prehistoric sequence of the Los Angeles Basin can be divided into five broad temporal categories (Table 5.3-1, *California Coastal Regional Chronology*).

TABLE 5.3-1
CALIFORNIA COASTAL REGIONAL CHRONOLOGY

Geological Epoch	Cultural Period	Dates (cal B.C.)
Late Pleistocene to Early Holocene	Paleo-Coastal Tradition	11,000 – 7000
Middle Holocene	Millingstone Period	7000 – 4500
Middle Holocene	Early Period	4500 – 2000
Late Holocene	Middle Period	2000 - 1000
Late Holocene	Late Period	AD 1000 to Missionization

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Paleo-Coastal Period (11,000 – 7000 cal B.C.)

Although data on early human groups along the Southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before present (BP). At Daisy Cave (CA-SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C. (Erlandson et al. 1996). Evidence of early human occupation in the Southern California Bight has also been found on nearby Santa Rosa Island, where human remains from the Arlington Springs Site (CA-SRI-1730) have been dated between 11,000 and 10,000 cal B.C. (Johnson et al. 2002). Archaeological data recovered from these and other coastal Paleoindian sites indicate a distinctively maritime cultural adaptation, termed the "Paleo-Coastal Tradition" (Moratto 1984) which involved the use of seafaring technology and a subsistence regime focused on shellfish gathering and fishing (Rick et al. 2001).

Relatively few sites have been identified in the Los Angeles Basin that date to the terminal Pleistocene and early Holocene. Currently, the earliest reliable date for human occupation in the area derives from the La Brea Tar Pits (CA-LAN-159), where human bone has been dated to 8520 cal B.C. (Berger et al. 1971). Evidence of possible early human occupation has also been found at the sand dune bluff site of Malaga Cove (CA-LAN-138), located between Redondo Beach and Palos Verdes (Walker 1951). Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, which include shell, animal bone, and chipped stone tools, may date as early as 8000 cal B.C. (Moratto 1984; Wallace 1986).

Millingstone Period (7000 – 4500 cal B.C.)

The Millingstone Period, or Horizon, also referred to as the "Encinitas Tradition" is the earliest well-established cultural occupation of the coastal areas of the region (Sutton 2010; Sutton and Gardner 2010). The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout the Southern California Bight. Regional variations in technology, settlement patterns, and mortuary practices among Millingstone sites have led researchers to define several local manifestations or "patterns" of the tradition (Sutton and Gardner 2010). In coastal Los Angeles and Orange Counties, the Encinitas Tradition is represented by the "Topanga Pattern." Topanga groups are thought to have been relatively small and highly mobile, with a general subsistence economy focused on the gathering of shellfish and plant foods, particularly hard seeds, with hunting being of lesser importance (Jones and Klar 2007).

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Millingstone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.) (Sutton and Gardner 2010). Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals; projectile points are quite rare with those present resembling earlier, large, leaf-shaped forms (Jones and Klar 2007). The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone occurs at this time with the appearance of mortars and pestles at Topanga II sites suggesting the adoption of acorn use by coastal populations (Sutton and Gardner 2010). The quantity of projectile points also notably increases in Topanga II site deposits indicating that the hunting of large game may have played a greater role in the subsistence economy than in earlier times.

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A number of Millingstone sites have been identified in the Los Angeles Basin. Evidence of long-term Topanga occupation has been found in the Ballona Lagoon near Marina del Rey. Data obtained from survey and excavation projects in the Ballona Lagoon indicate that during the Topanga I phase, the bluff tops overlooking the lagoon were used as temporary campsite locales by coastal groups who exploited marine and lagoon fish and shellfish resources (Altschul et al. 2007). During the Topanga II phase, use of the area intensified with small, limited-use settlements established along the edges of the lagoon. Faunal remains from these latter sites suggest Topanga II groups practiced a more generalized subsistence strategy which emphasized the exploitation of small terrestrial mammals, in addition to fish and shellfish resources (Altschul et al. 2007).

Early Period (4500 – 2000 cal B.C.)

Warmer seawater temperatures and decreases in marine productivity, as well as a rise in sea level all contributed to changes occurring in cultural group patterns during the Early Period. Several innovations in technology emerge during this Period, including a new style of projectile point (i.e., side-notched point), continued diversification of the morphology observed in manos shapes and metate tools, as well as the impressive ocean-faring watercraft and its companion deep ocean fishing toolkits. Changes in the pattern of human interaction are observed archaeologically, which includes an expansion of mainland and island exchange of goods, particularly shell beads, while islanders received usually inaccessible land mammal craft items, such as deer bone hairpins. Population fluctuated throughout the Early Period, despite a steady expansion in technology. A steady decline is apparent in archaeological and mortuary studies up until about 4000 cal B.C., while population density then increases dramatically between 4000 and 3000 cal B.C., but ultimately declines again (Jones and Klar 2007).

Middle Period (2000 cal B.C. – cal A.D. 1000)

The Middle Period, which encompasses the early portion of the "Del Rey Tradition" as defined by Sutton (2010), begins around 3500 B.P. At this time, significant changes are seen throughout the coastal areas of Southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley (Sutton 2009). Biological, archaeological, and linguistic data indicate that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations and are believed to be ancestral to ethnographic Gabrieleño groups (Sutton 2009). While archaeological evidence indicates that "relic" Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrieleño or southern neighbors, the Chumash, by 2000 B.P. (Sutton and Gardner 2010).

Middle Period sites within the Los Angeles Basin are represented by the "Angeles Pattern" of the Del Rey Tradition (Sutton 2010). Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 BC), Angeles II (600 BC to AD 400), and Angeles III (AD 400 to 750) (Sutton and Gardner 2010). The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with an increased emphasis on fishing and terrestrial hunting and less reliance on the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time with coastal populations in the Los Angeles Basin

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obtaining small steatite artifacts and *Olivella* shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field (Koerper et al. 2002).

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2600 B.P. consisting of large rock cairns or platforms that contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony (Sutton 2010). Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or inland areas. Archaeological data from Angeles III sites indicate that residents of these settlements practiced a fairly diverse subsistence strategy which included the exploitation of both marine and terrestrial resources (Sutton 2010). Notable technological changes occurred at this time with the introduction of the plank canoe and bow and arrow (Glassow et al. 2007). The appearance of new *Olivella* bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California (Koerper et al. 2002).

At Ballona Lagoon near Marina del Rey, several large residential sites (CA-LAN-63, CA-LAN-64, and CA-LAN-206A) were established within the wetlands and surrounding bluffs at the beginning of the Intermediate Period (Altschul et al. 2007). These sites contained a diversity of features including hearths, burials, and houses. Faunal remains indicate a broad-spectrum collecting strategy that included the exploitation of terrestrial mammals and birds, as well as fish and shellfish. The presence of particular species of migratory waterfowl in the faunal assemblage indicates primary occupation of these sites may have occurred in the late fall to early spring. These data suggest that while residential mobility in the Intermediate Period was greatly reduced from previous times, a fully sedentary occupation of the Ballona Lagoon locale is still not indicated (Altschul et al. 2007).

Late Period (cal AD 1000 to Missionization)

The Late Period dates from approximately AD 750 until Missionization in AD 1769. Sutton (2010) has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (AD 750–1200) and Angeles V (AD 1200–1550). The Angeles IV phase is characterized by the continued growth of regional populations and the development of large, sedentary villages. Recent archaeological research indicates that Late Period habitation sites within the Los Angeles Basin may have been hierarchically organized around estuarine locales with more productive locales supporting large residential populations (Grenda and Altschul 2002). Although chiefdoms appear to have developed in the northern Channel Islands and Santa Barbara region after 850 B.P. (Arnold 1992; Gamble 2005), little direct evidence has been found to suggest this level of social complexity existed in the Los Angeles Basin during the late prehistoric period (Sutton 2010).

Several new types of material culture appear during the Angeles IV phase including Cottonwood series points, birdstone and “spike” effigies, *Olivella* cupped beads, and *Mytilus* shell disk beads. The presence of Southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in the Los Angeles Basin and the Southwest. Notable changes are seen in regional exchange networks after 800 B.P. with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and *comals*, recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between populations in the Los Angeles Basin and the southern Channel Islands (Koerper et al. 2002).

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Marked changes occurred in the occupation of the Ballona Lagoon during the Late Period. Paleoenvironmental reconstructions indicate that by 1000 B.P., much of the lagoon had silted in and become a sediment-choked estuary (Altschul et al. 2007). At this time, most of the Intermediate Period settlements in the area were abandoned as the local population aggregated into a few large settlements along lower Centinela Creek and at the edge of the lagoon (Altschul et al. 2007). Faunal remains recovered from these Late Period sites indicate a generalized subsistence strategy focused on a broad mix of terrestrial and marine resources with a shift from lagoon to sandy shoreline shellfish species as the estuary silted in (Maxwell 2003; Becker 2003).

5.4 History

Regional

Mission Period (1769–1821): The first expedition to explore Alta California was undertaken by Gaspar de Portolá in 1769 to establish a presence in a region long claimed but ignored by Spain. However, the first local colonization really occurred when Mission San Gabriel Arcángel (San Gabriel Mission) was founded by Franciscan friars on September 8, 1771. Flooding of mission fields led Friar Lasuen to recommend reestablishing the mission at its present locale in 1775, which is located approximately 10 miles to the northeast of the APE. Spanish explorers crossed the Arroyo Seco in the late 1700s and gave the river its name, which means dry river. The nearby Mission San Gabriel and Mission San Fernando Rey de España used arroyo lands for grazing and logging.

Mexican Period (1822–1847): In 1822, when Mexico became independent, the Pueblo de Los Angeles and its surroundings became open for all immigrants and its mercantile character was established, although it was still primarily an agrarian community with several ranchos like Santa Gertrudis near Whittier having more than 50 residents. The town had both Mexican and Native American inhabitants and a few immigrant merchants. The 1830s saw ongoing unrest. The establishment of a colonial capital at Los Angeles (the Spanish focus having been Monterey) emphasized the area's growing importance.

American Period (1847–Present): Seeking to expand, the United States of America seized the territory of Texas from the Mexican government. The Mexican-American War was begun. In 1848, the United States annexed the State of California through the Treaty of Guadalupe Hidalgo which ended the war. The end of the war further paved the way for Euro-American settlement from the east. The land that would come to comprise San Bernardino County was settled by Euro-Americans in the mid-19th century. Mormons comprised one of the first major influxes of outsiders to the region. Led by Captain Jefferson Hunt, Mormons from the Mormon Battalion of the Mexican American War passed through the area. After returning to Salt Lake City, Hunt began efforts to colonize San Bernardino. A party of 500 emigrants set out from Salt Lake for the San Bernardino Valley in March 1851 (Caballeria 1902). Mormon leaders Amasa Lan and Charles Rich purchased the San Bernardino Ranch from the Lugo family in 1851. San Bernardino County was established in April of 1853. The next year, Amasa Lyman and Charles C. Rich filed the town plat for San Bernardino (Caballeria 1902). In 1858, many of the Mormon Settlers returned to Salt Lake City, although some remained in San Bernardino. Much of the early colony's pursuits involved livestock and farming. In the 1870s, many farmers turned to citrus as the industry swept through Southern California.

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History of Transportation San Bernardino County

In 1869, the transcontinental railroad was completed in California and expanded agricultural settlement. The Southern Pacific Route connected Los Angeles and northern California and monopolized the rail system until the arrival of the Atchison, Topeka, and Santa Fe (AT&SF) railroad. The AT&SF line connected southern California to Los Angeles (Lech 2004). At the end of the 1800s, the social dynamics changed in San Bernardino County as railroads brought thousands of settlers from Europe and the eastern states.

U.S. Highway 66 (Route 66) was the main means of access between Los Angeles and San Bernardino. The road was created to give better access for transporting goods produced in San Bernardino to sell in Los Angeles. Members of the Los Angeles and San Bernardino highway commissions marketed the road to be used for recreational travel to see the countryside. The commissions promoted the idea that improvements to the road would create an attractive foothill boulevard linking Redlands to the Pacific Ocean (George et al. 2009). In 1909, the State Legislature authorized bonds for road building and improvement programs, including the new Foothill Boulevard (George et al. 2009).

5.5 City of Rialto

In 1769, Spanish explorers established Mission San Gabriel in what is presently eastern Los Angeles County. The area that is now known as Rialto was under Spanish rule as part of the Mission San Gabriel lands until 1822, when Mexico gained its independence from Spain. After independence, Mexican land grants further divided the land into ranchos. Rancho San Bernardino (37,700 acres), granted to the Lugo family, encompassed present-day Rialto (Dice 2006). In 1848, the United States took over the Mexican rancho land in California.

The Project is situated north of the historic community of Agua Mansa (Spanish for gentle waters), which originated from a large land grant owned by Juan Bandini which was located near the modern city of Riverside, called Rancho Jurupa. A portion of this land was donated to Spanish-speaking settlers from New Mexico and they named it Agua Mansa. The original settlement extended from Slover Mountain to the vicinity of the Riverside-San Bernardino county 1ine The Agua Mansa settlers subsisted on animal husbandry and farming, and at first were relatively successful. However, in 1862, a disastrous flood destroyed most of the community. New homes were built, but Agua Mansa never regained its former prosperity. The residents eventually lost control of the land to large property owners through court battles late in the nineteenth century (Patterson 1964:28).

Typical of many San Bernardino County towns, the area that would one day become Rialto was a fertile agricultural area, due to the warm, dry climate. The beginnings of southern California's citrus culture can be traced to the Mission San Gabriel; an orange grove encompassing 6 acres was planted on mission lands in 1804. In 1841, William Wolfskill used seedlings from the San Gabriel orchard to plant his own larger orchard. Wolfskill is credited with establishing citrus commercially. Small ranching operations were established in the Rialto area in the mid-nineteenth century. In 1887, the first railroad connection was established, and the land that now comprises Rialto was purchased by the Semi Tropic Land and Water Company. The company named the community Rialto, and began development in the area. Shortly thereafter, a group of midwestern Methodists immigrated to Rialto and furthered its development. By the late nineteenth century, Rialto was a typical small southern California agricultural community for which citrus was the main crop. In 1893, the community contained approximately 35 homes with 250 residents, a few local

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businesses, and a three-story Hotel del Rialto. The first citrus packing house was built in 1894, and a citrus association was established (Pronin 1989).

Rialto was officially incorporated in 1911 by the Chamber of Commerce, with 1,500 residents and 40 businesses comprising the small town (Stoebe 1965). The area on Riverside Avenue between Santa Fe station and First Street housed most businesses. Those businesses included the bank, four real estate agencies, a few grocery stores, two meat markets, two department stores, two barbershops, a weekly newspaper (Rialto Record), two garages, and two telephone companies. On the southeast corner of Riverside Avenue and First Street stood the J. H. Crowder Building occupied by a grocery store, which has since been demolished. On the west side of Riverside Avenue stood the offices of the Lytle Creek Water and Improvement Company. The First National Bank of Rialto opened its new building in February 1908 on the northwest corner of Riverside and Rialto avenues. In 1913, Rialto's Light and Power Company was sold to California Electric Power Company.

Citrus agriculture was the most important industry to Rialto in the twentieth century. Connections to improved transportation resulted in steady growth, as the small agricultural community was able to expand the markets for their local product. In addition to the Santa Fe railroad connection, in 1914 Los Angeles' Pacific Electric Railway completed the San Bernardino Line through the City of Rialto. Improved transportation through Rialto not only included the rail line but also the repaving of Foothill Boulevard (the main east-west transportation route) in 1913, which eventually became part of U.S. Highway 66, better known as the transnational Route 66 (Pronin 1989; Stoebe 1965). With these improved transportation connections, small local agricultural operations developed into a robust citrus packing industry with at least seven citrus packing houses located along the Santa Fe railroad tracks. A fire in the 1920s destroyed many of the buildings in downtown Rialto.

As a result of post-World War II expansion and the general population boom in southern California, Rialto also became a bedroom/commuter community to larger cities in the county and region. Between 1950 and 1980, the population of Rialto grew tenfold from 3,156 to 330,500. Today, with a population of around 100,000, only a few acres of the original citrus land are in active use, and Rialto is supported by several large retail distribution centers.

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SECTION 6.0
FIELD METHODS

Methods for this study included the identification of existing resources and evaluation of potential adverse effects are based on information gathered from published and unpublished literature, SCCIC records search results (see HPSR Attachment A, *Maps*, *Records Search Results Map*), and a review of current and historic maps and aerial photographs. An intensive pedestrian survey of the APE was performed to characterize the existing conditions relative to cultural resources and identify visible resources. Historic topographic maps and previous cultural resource reports and published literature were referenced and examined to establish a baseline condition of the APE. An intensive pedestrian survey using no greater than 15-foot transects was conducted on September 11, 2024, by Sapphos Environmental, Inc. (Lilibeth Tome) throughout the APE to identify any potential surface archaeological resources or other historic properties (see HPSR Attachment A, *Maps*, *Pedestrian Survey Coverage Map*).

Additional attention was paid to areas of the APE where there was exposed ground (i.e., no groundcover or hardscaping). Most (greater than 90 percent) of the APE is hardscaped or landscaped highly disturbed (see Figures 6-1, *View Looking West along the Railroad*; 6-2, *View Looking Northeast of Cactus Avenue*; 6-3, *View Looking Northeast of Sycamore Avenue*). The APE primarily consists of a previously disturbed dirt path directly adjacent to train tracks. Additional photographs documenting the survey area are provided in Appendix A, *Site Photographs*.

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Figure 6-1. View Looking West along the Railroad
Source: Sapphos Environmental, Inc., 2022



Figure 6-2: View Looking Northeast of Cactus Ave
Source: Sapphos Environmental Inc., 2022



Figure 6-3. View Looking Northeast along Sycamore Avenue
Source: Sapphos Enviromentasl Inc., 2022

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SECTION 7.0
STUDY FINDINGS AND CONCLUSIONS

The purpose of this Phase I archaeological study was to determine whether archaeological resources are present within the APE for the proposed PE Trail Project in the City of Rialto, San Bernardino County, California.

A records search conducted through the SCCIC and an intensive pedestrian archaeological survey of the APE were completed to identify potential archaeological resources pursuant to Section 106 of the National Historic Preservation Act (36 CFR Part 800) and in accordance with the 2024 First Amended PA among the FHWA, the California SHPO, the ACHP, and the Caltrans.

No previously recorded archaeological resources were identified within the APE during the records search, and no cultural materials were observed during the pedestrian survey conducted on September 11, 2024. The majority of the APE consists of previously developed, hardscaped, or otherwise highly disturbed landforms. Based on the results of the SCCIC records search, background research, and field investigation, as well as the low archaeological sensitivity of the project setting, Caltrans has determined that the proposed project will have no effect on archaeological resources under Section 106. This report satisfies the requirements of a Phase I archaeological study under the Section 106 PA and the Caltrans Standard Environmental Reference (SER), Volume 2, Cultural Resources.

Should the project design change to include areas not previously surveyed, additional cultural resources identification efforts may be necessary. In accordance with Caltrans policy and standard mitigation measures, if previously unidentified cultural materials are unearthed during project implementation, all ground-disturbing activities within the vicinity of the discovery shall be halted, and a qualified archaeologist shall be consulted to evaluate the find and determine appropriate treatment.

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SECTION 8.0
PREPARER QUALIFICATIONS

This report was prepared by Ryan Nordness, who holds a BS&A in Anthropology from the University of Alabama at Birmingham. Mr. Nordness has more than 10 years of experience conducting field surveys, archival research, and preparing Section 106 and CEQA compliance documents throughout the United States and California.

This report was reviewed by Diana Dyste, who holds an MA in Archaeology from the University of California, Santa Barbara, and an MA in Cultural Resources Management from California State University, Northridge. Ms. Dyste has more than 26 years of experience conducting field surveys, archival research, and preparing Section 106 compliance documents throughout the United States and California.

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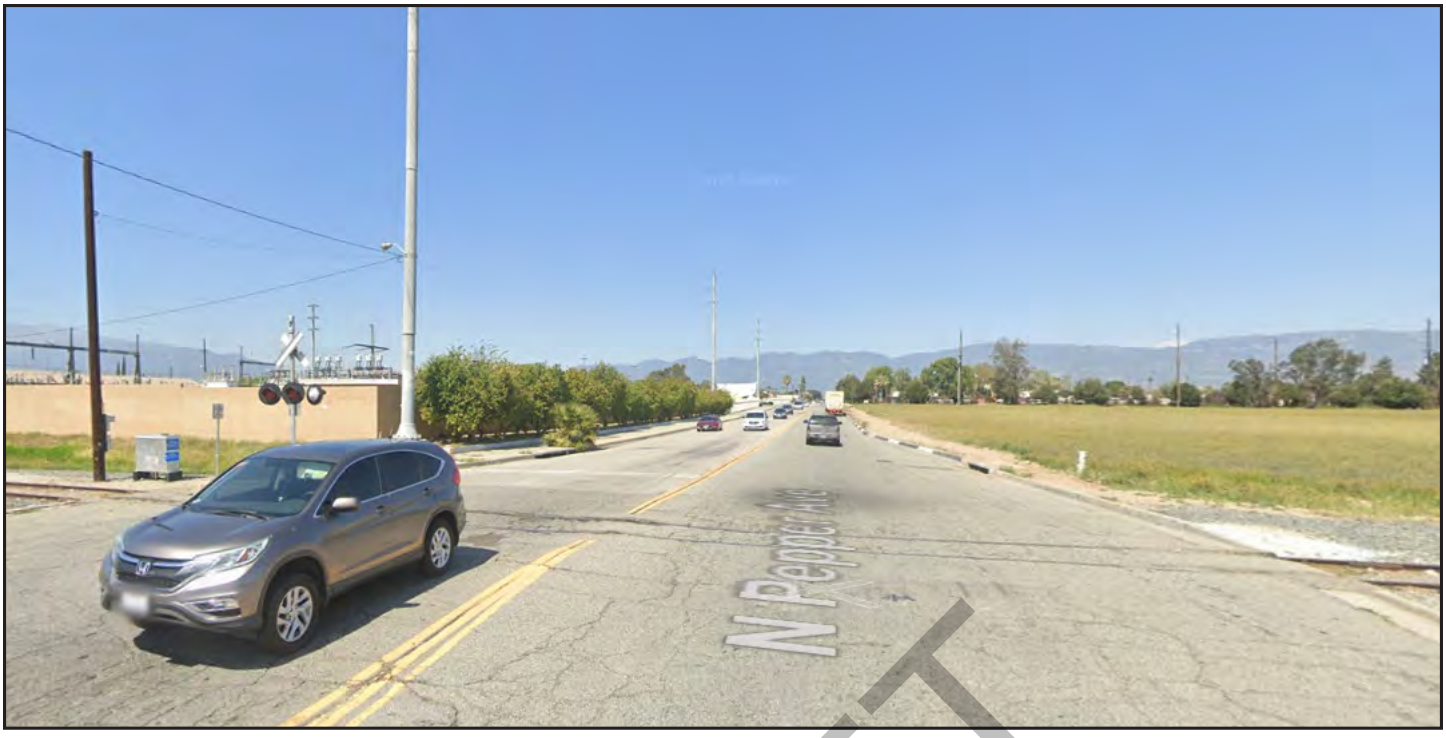
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APPENDIX A
SITE PHOTOGRAPHS



SOURCE: Google Maps

PHOTO 1a
Pepper Ave - North

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SOURCE: Google Maps

PHOTO 1b
Pepper Ave - East

APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 1c
Pepper Ave - South

DRAFT



PHOTO 1d
Pepper Ave - West

APPENDIX A
Site Photographs



PHOTO 2a
Eucalyptus Ave - North



PHOTO 2b
Eucalyptus Ave - East

DRAFT

APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 2c
Eucalyptus Ave - South

DRAFT



PHOTO 2d
Eucalyptus Ave - West

APPENDIX A
Site Photographs



PHOTO 3a
Acacia Ave - North



PHOTO 3b
Acacia Ave - East

DRAFT

APPENDIX A
Site Photographs



PHOTO 3c
Acacia Ave - South



PHOTO 3d
Acacia Ave - West

DRAFT

APPENDIX A
Site Photographs



PHOTO 3e
Acacia Ave - South Sidewalk

APPENDIX A
Site Photographs



PHOTO 4a
North Sycamore Ave - North



PHOTO 4b
North Sycamore Ave - East

DRAFT

APPENDIX A
Site Photographs

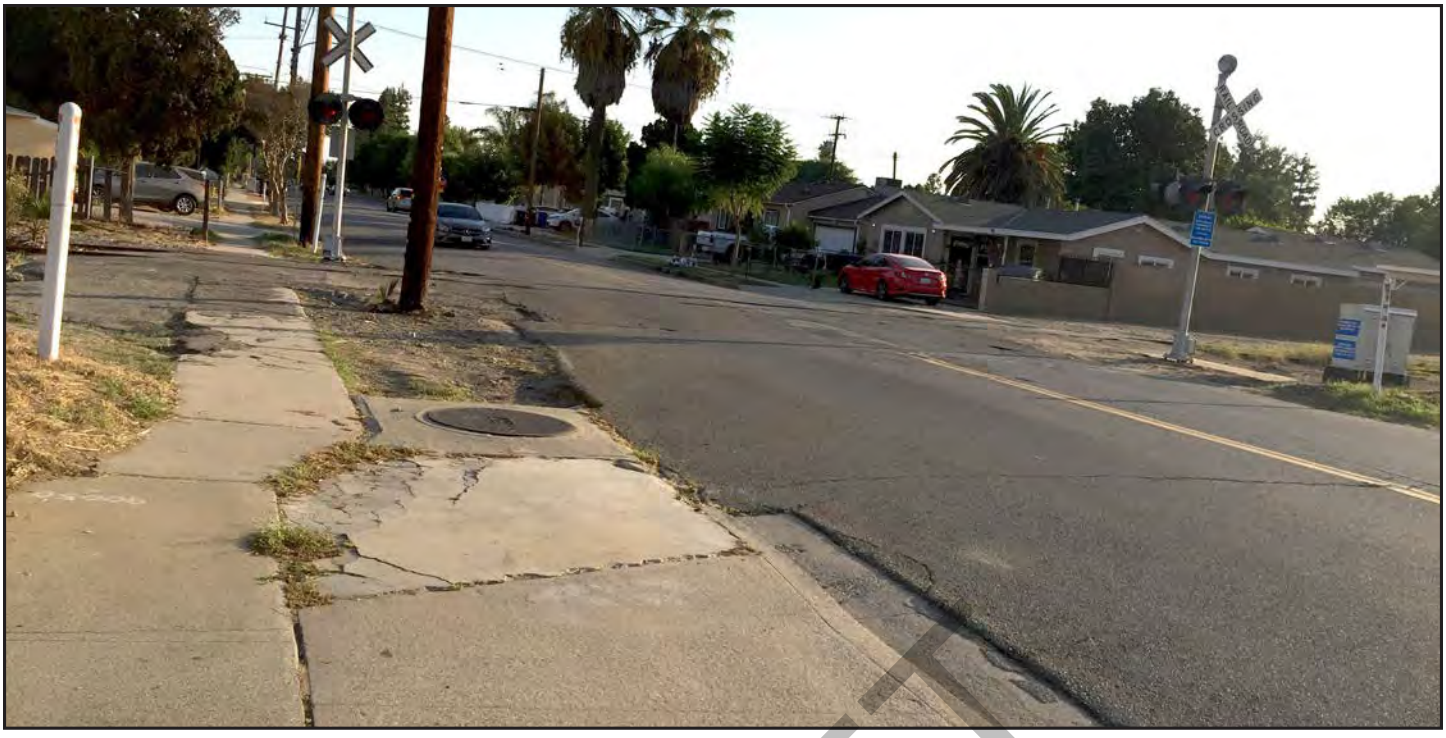


PHOTO 4c
North Sycamore Ave - South



PHOTO 4d
North Sycamore Ave - West

DRAFT



PHOTO 5a
North Date Ave - North



PHOTO 5b
North Date Ave - East

DRAFT

APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 5c
North Date Ave - South

DRAFT



PHOTO 5d
North Date Ave - West

APPENDIX A
Site Photographs

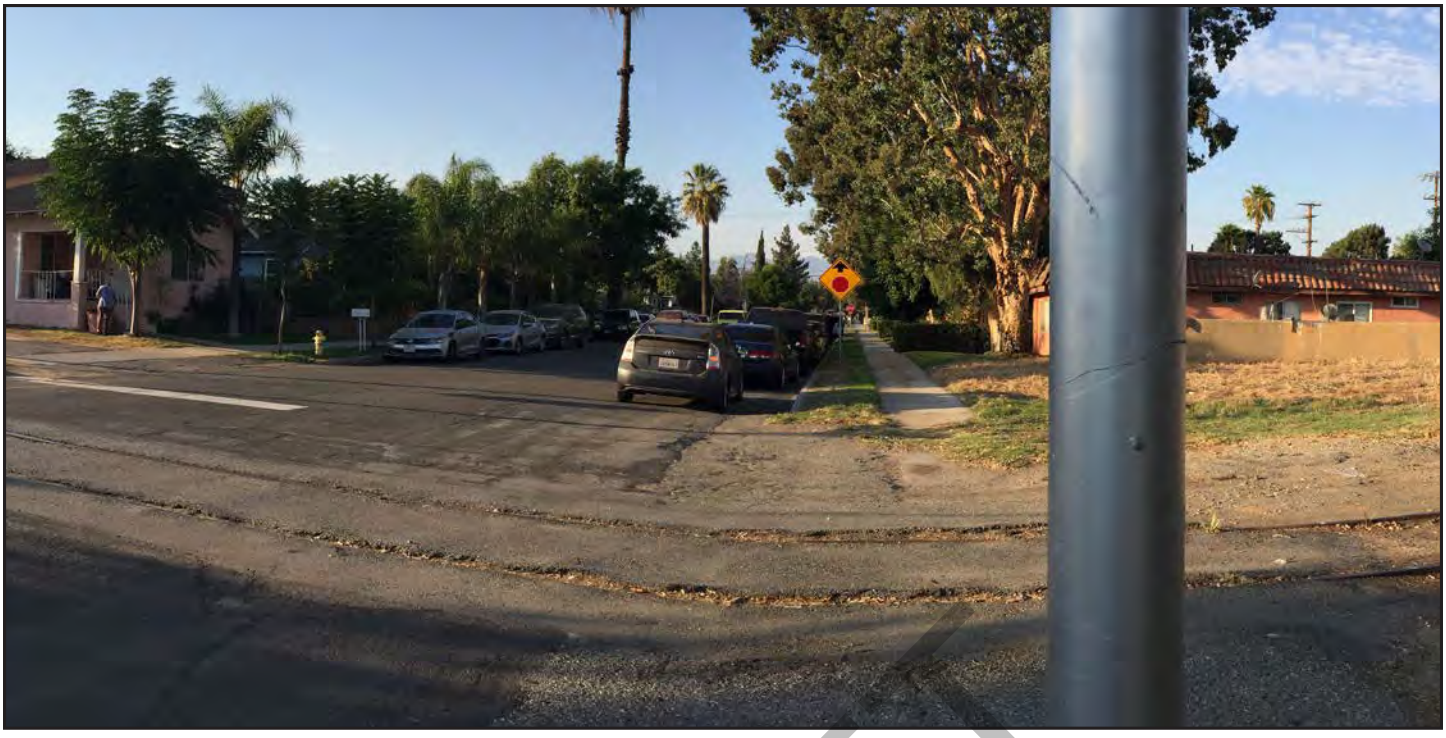


PHOTO 6a
North Olive Ave - North

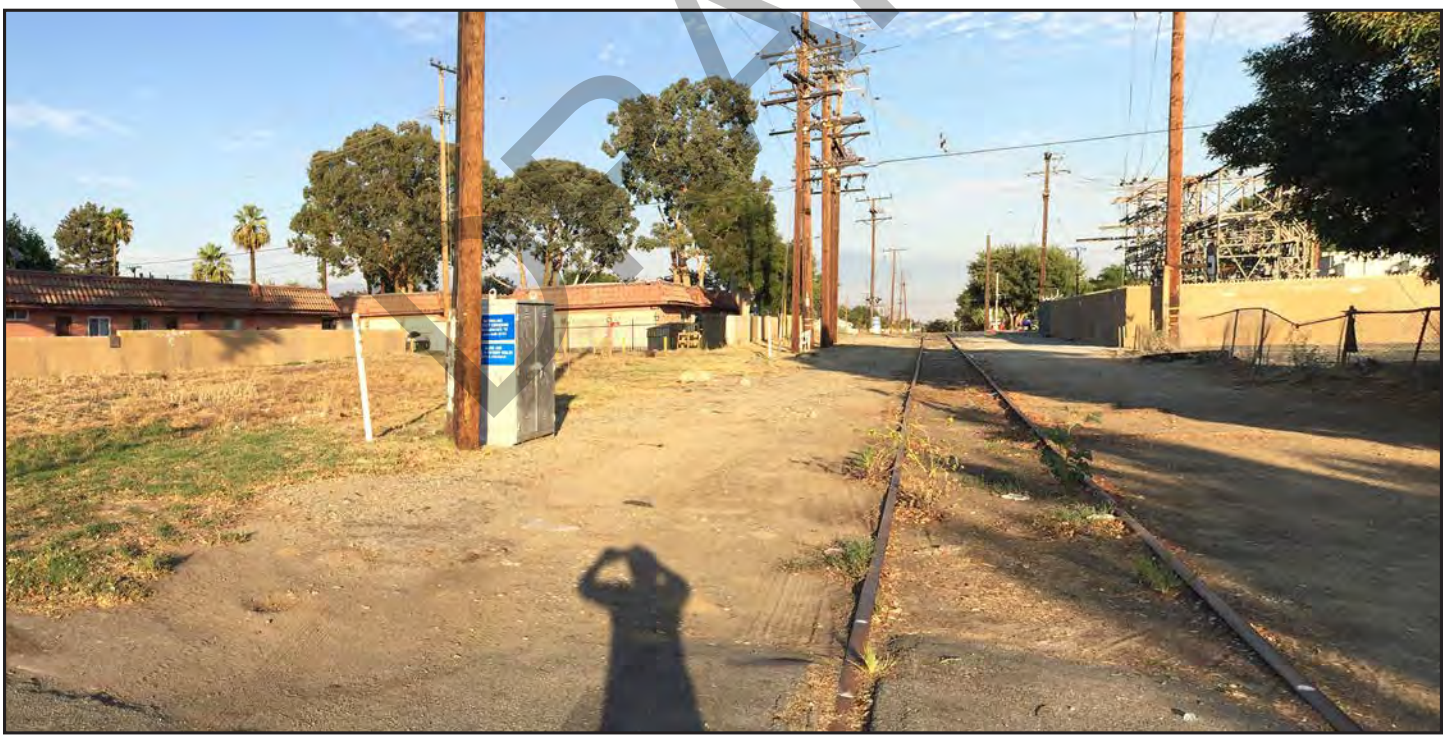


PHOTO 6b
North Olive Ave - East

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APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 6c
North Olive Ave - South

DRAFT



PHOTO 6d
North Olive Ave - West

APPENDIX A
Site Photographs



PHOTO 6e
North Olive Ave - Drainagea



PHOTO 7a
Riverside Ave - North



PHOTO 7b
Riverside Ave - East

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APPENDIX A
Site Photographs

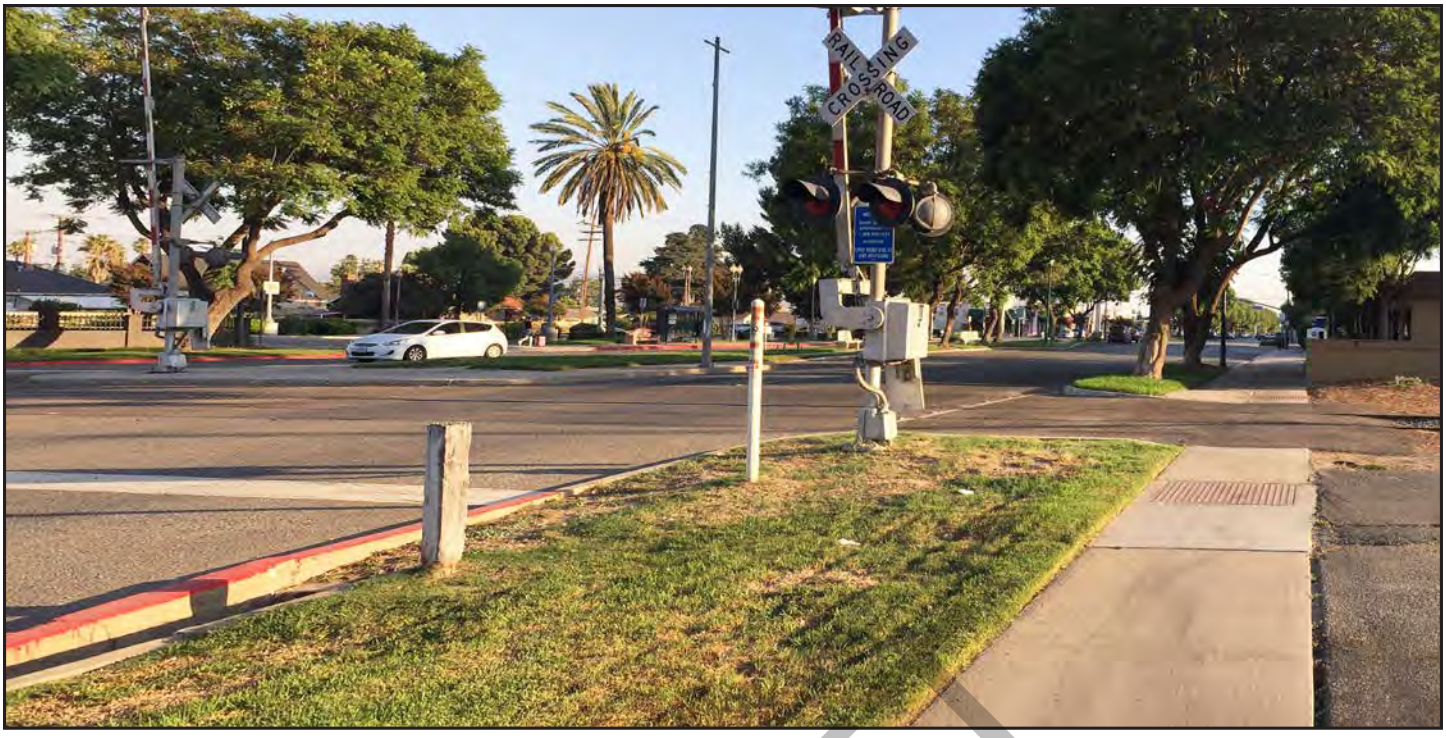


PHOTO 7c
Riverside Ave - South



PHOTO 7d
Riverside Ave - West

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APPENDIX A
Site Photographs



PHOTO 8a
North Orange Ave - North



PHOTO 8b
North Orange Ave - East

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APPENDIX A
Site Photographs



SOURCE: Google Maps

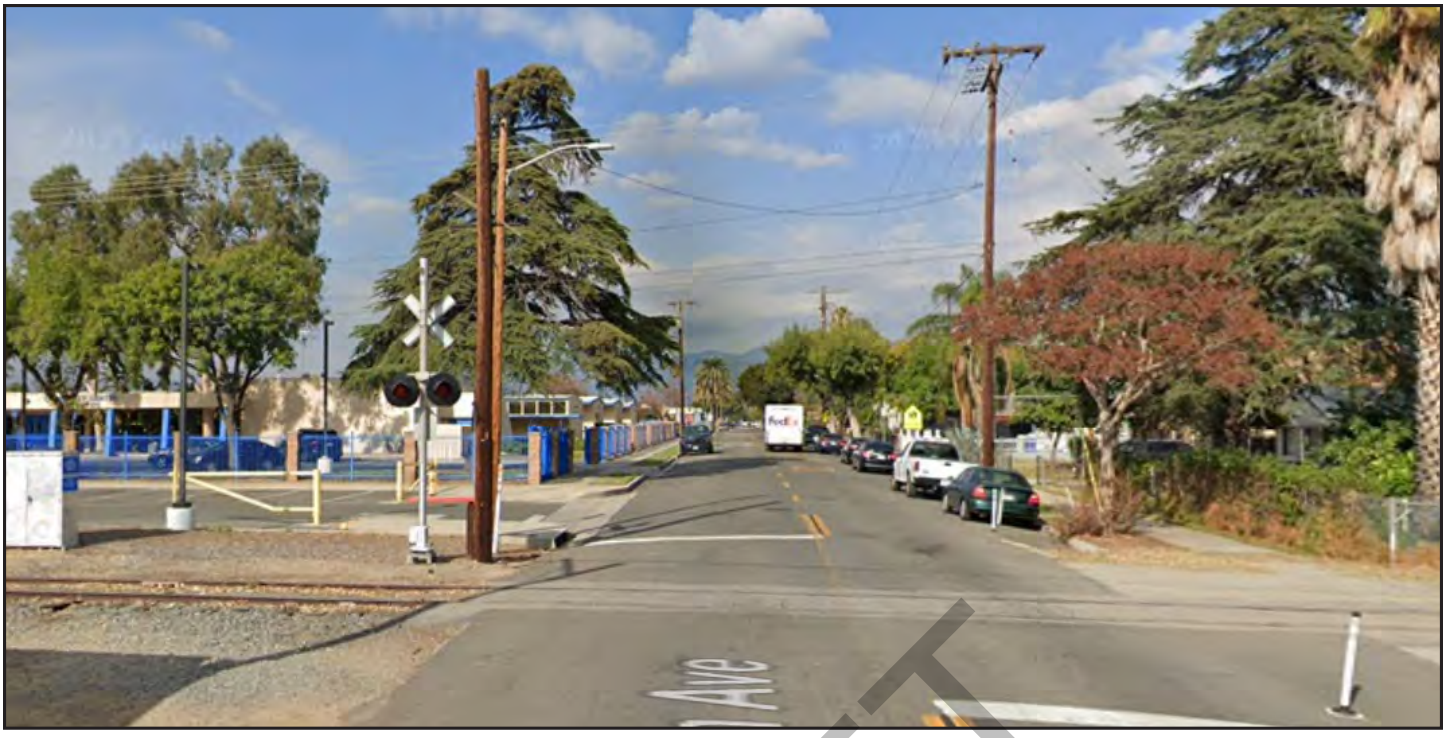
PHOTO 8c
North Orange Ave - South



PHOTO 8d
North Orange Ave - West

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APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 9a
North Palm Ave - North



PHOTO 9b
North Palm Ave - East

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APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 9c
North Palm Ave - South

DRAFT



PHOTO 9d
North Palm Ave - West

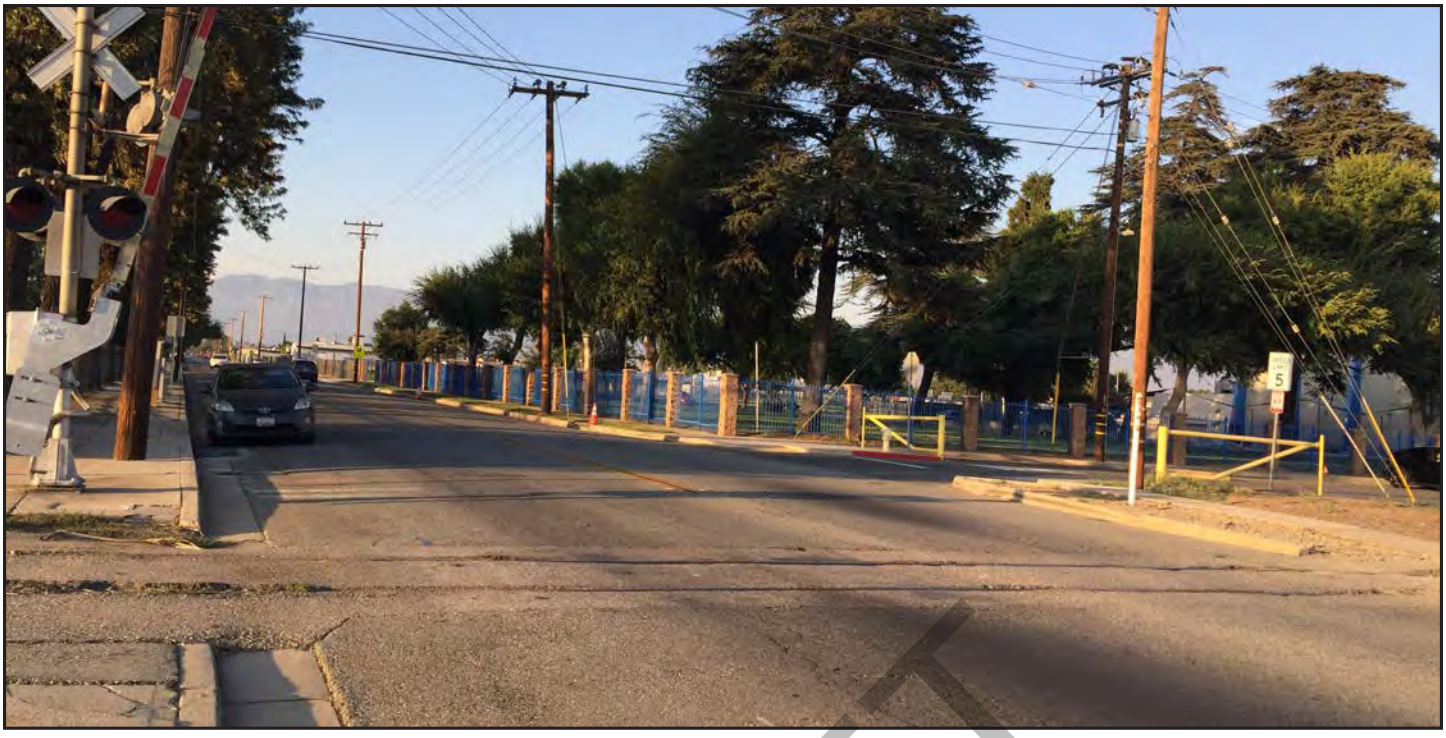


PHOTO 10a
North Willow Ave - North



PHOTO 10b
North Willow Ave - East

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APPENDIX A
Site Photographs



PHOTO 10c
North Willow Ave - South



PHOTO 10d
North Willow Ave - West

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PHOTO 10e
North Willow Ave - Cemetary



SOURCE: Google Maps

PHOTO 11a
North Lilac Ave - North

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PHOTO 11b
North Lilac Ave - East

APPENDIX A
Site Photographs



SOURCE: Google Maps

PHOTO 11c
North Lilac Ave - South

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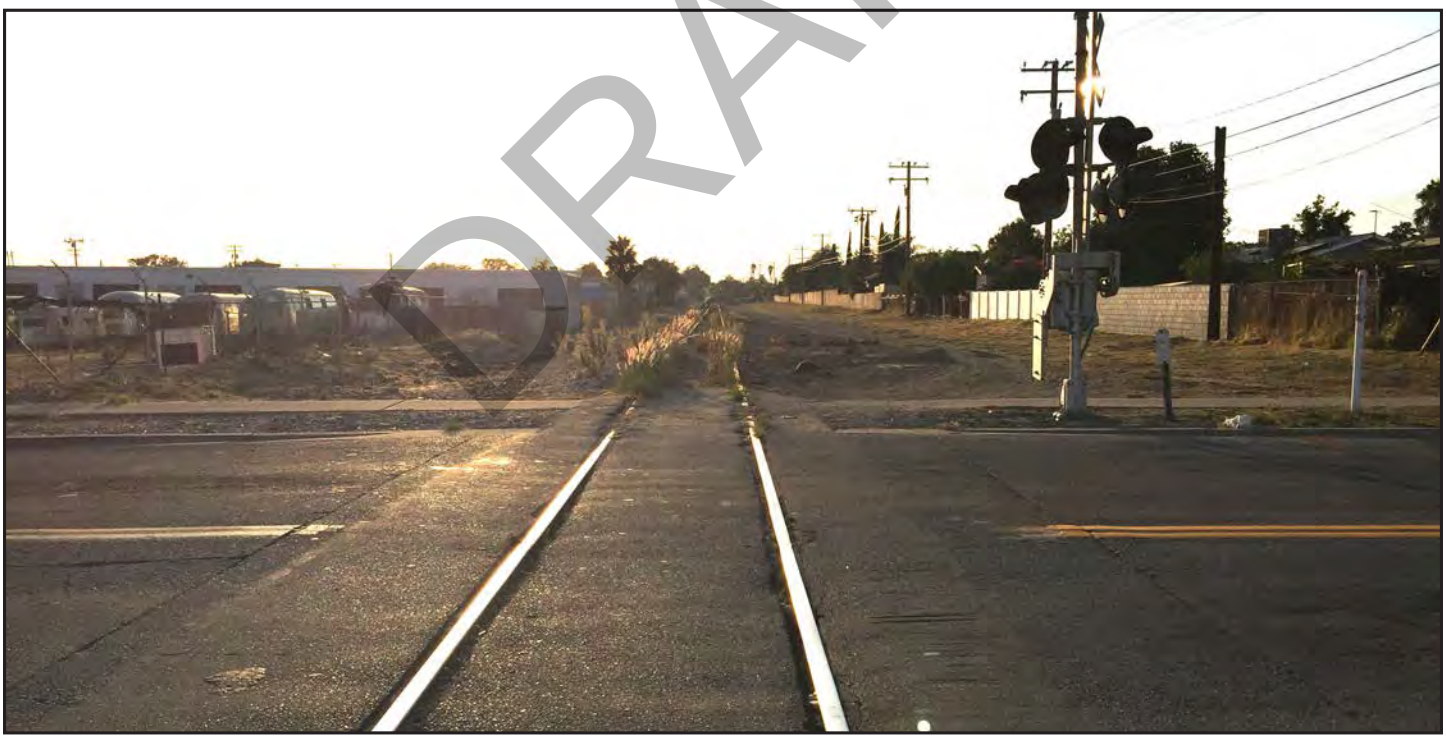


PHOTO 11d
North Lilac Ave - West



PHOTO 11e
North Lilac Ave - Bud Bender Park Resource



PHOTO 12a
North Cactus Ave - North



PHOTO 12b
North Cactus Ave - East

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APPENDIX A
Site Photographs



PHOTO 12c
North Cactus Ave - South

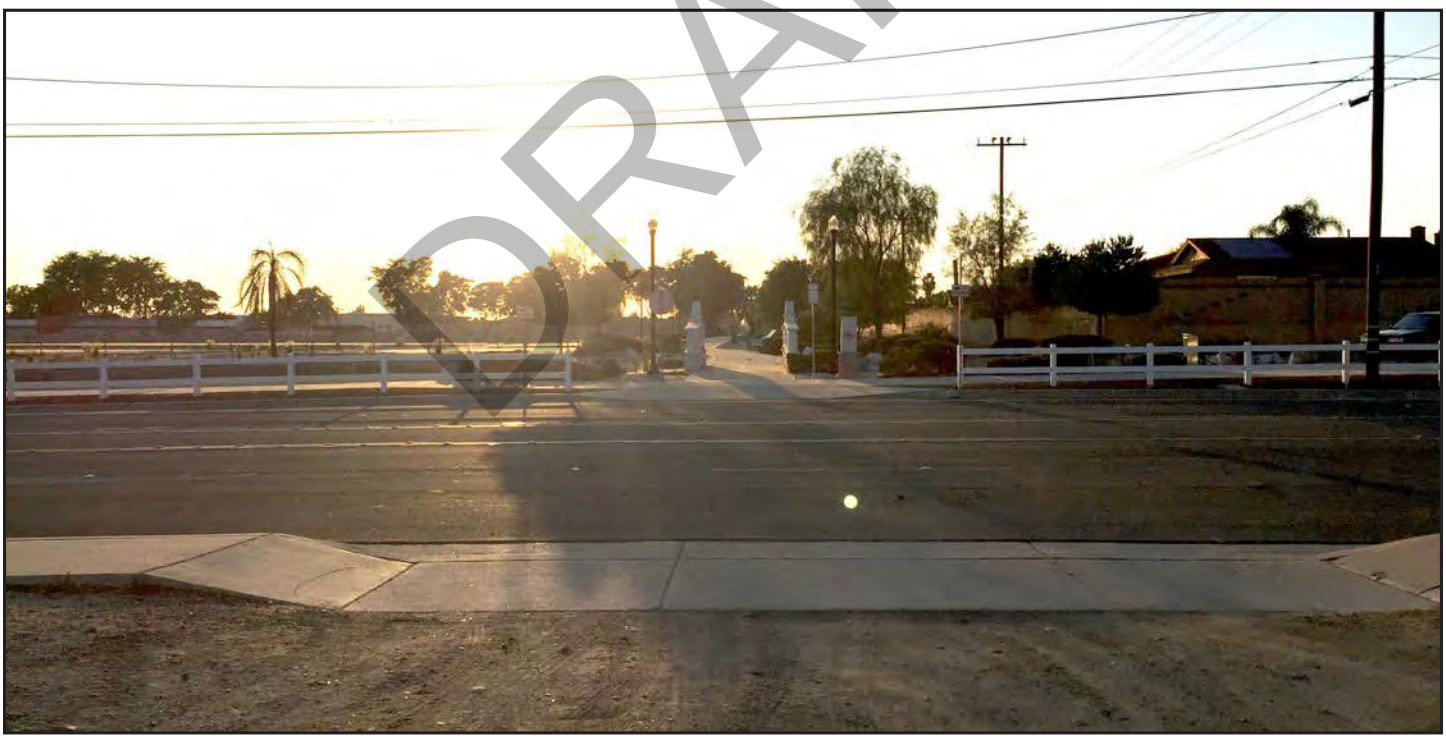


PHOTO 12d
North Cactus Ave - West

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Attachment C

Historical Resources Evaluation Report

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Historical Resources Evaluation Report
for the
Pacific Electric (PE) Trail
City of Rialto, San Bernardino County, California

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September 2025

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SUMMARY OF FINDINGS

The City of Rialto proposes to utilize Caltrans Active Transportation Program (ATP) Cycle 6 funding for the Pacific Electric Trail Project (proposed project). The proposed project would involve the extension of the Pacific Electric Trail along the former Union Pacific Railroad (UPRR) track right-of-way (ROW) in the City of Rialto, San Bernardino County, California. The Union Pacific Railroad shared tracks with the former Pacific Electric Railway: San Bernardino Line. The San Bernardino Line ran along the segment of N Cactus Avenue to N Pepper Avenue. The Pacific Electric Railway San Bernardino Line is one of the last remaining segments extant. Two other Pacific Electric Railway lines ran through Rialto including the Riverside to Rialto Line and the San Bernardino to Riverside line. The Rialto Junction, that is near the east edge of the Area of Potential Effects, is still in use, but no longer the Pacific Electric Railway. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from N Cactus Avenue to N Pepper Avenue and will remove the extant Pacific Electric Railway lines[1] The proposed project would connect the various parts of the city internally and externally to the surrounding region by providing innovative, nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous trail that largely separates pedestrians and cyclists from vehicular traffic. In sum, the proposed project would help increase the number of pedestrians and bicyclists to public transportation and provide safe access for the community to several destinations through the city and provide access to the Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project (see Historic Property Survey Report [HPSR], Attachment A, *Maps: Vicinity Map* and *Project Location Map*). The Area of Potential Effects (APE) for the proposed project includes both the Direct APE and the Indirect APE (HPSR; Attachment A, *Maps*: *Area of Potential Effects [APE] Map*).

This Historical Resources Evaluation Report (HRER) was prepared in compliance with the First Amended Section 106 Programmatic Agreement pursuant to the December 2024 Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, the United States ARMY Corps of Engineers' Sacramento District, San Francisco District, Los Angeles District, and the California Department of Transportation regarding compliance with Section 106 of the National Historic Preservation Act, as it pertains to the administration of the Federal-Aid Highway Program in California. Properties that may be affected by the proposed project were identified and evaluated for National Register of Historic Places (NRHP) eligibility as required by 36 Code of Federal Regulations Part 800 and the regulations implementing Section 106 of the NHPA of 1966, as amended.

The purpose of this HRER is to identify and evaluate buildings and structures for eligibility for listing in the NRHP that may be affected, either directly or indirectly, by the project.

There are a total of 142 parcels within the APE built in or before 1974. Of these, 109 were exempted from historic evaluation as defined in the Caltrans *Standard Environmental References (SER), Volume 2, Cultural Resources* (2018). Of the 33 remaining, 29 have not been previously evaluated for potential eligibility as historic properties pursuant to the NRHP. Three resources had been previously evaluated and determined eligible for the NRHP or

[1] In the City of Rialto, the Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

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determined eligible with restoration. Those three resources were reevaluated for the purposes of this report and determined ineligible due to current conditions. Therefore, a total of 33 parcels were evaluated in this report. Of these resources, none were determined eligible for the NRHP. The resources were not evaluated on the local level as a historical resource pursuant to CEQA.

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APPENDIX

A DPR 523 Series Forms

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SECTION 1.0
PROJECT DESCRIPTION

1.1 PROJECT DESCRIPTION

The purpose of the Pacific Electric Trail Project (proposed project) is to connect the various parts of the City of Rialto (City) internally and externally to the surrounding region by providing innovative nonmotorized, safe, and sustainable transit modes that meet the needs of all users. The proposed project would also provide a continuous trail that largely separates pedestrians and cyclists from vehicular traffic. The proposed project would result in the City's expansion of its recreational amenities; enhance safety; and increase connectivity of the City's parks, schools, and neighborhoods while aligning with the City's overall mission to provide a safe family atmosphere with superior public services and policies. The proposed project would help increase the number of pedestrians and bicyclists to public transportation and provide safe access for the community to several destinations through the City and provide access to the Rialto Depot building (designed by Thornton Fitzhugh) adjacent to the proposed trail alignment, which would be restored as part of a separate project (see Historic Property Survey Report [HPSR], Attachment A, *Maps*).

1.2 AREA OF POTENTIAL EFFECTS

In accordance with the First Amended Section 106 Programmatic Agreement (PA) Stipulation VIII.A (January 2014), the Area of Potential Effects (APE) for the proposed project was established in consultation with Gary Jones, Caltrans PQS Principal Investigator Prehistoric Archaeology and Alberto Vergel De Dios Caltrans District Local Assistance Engineer (DLAE) , on May 5, 2025. The APE maps are located in Attachment A in the HPSR.

The Project APE was prepared to ensure identification of historic properties that may be affected by the undertaking. Consistent with California Department of Transportation (Caltrans) policies outlined in the First Amended Section 106 PA Attachment 3, the latest addition of Caltrans *Standard Environmental Reference*, Volume 2, Chapter 4, and general cultural resource practices, the APE includes both the direct archaeological study area (Area of Direct Impact, or Direct APE) and the historic architectural study area (Area of Indirect Impact, or Indirect APE). The Direct APE represents the maximum extent of potential ground disturbances within the undertaking's footprint. The historic architectural study area consists of the Direct APE and the Indirect APE. In order to account for potential indirect effects, the APE was expanded to include the entirety of legal parcels adjacent to the direct construction footprint where public improvements or temporary construction easements (TCEs) would occur outside of the public right-of-way. The APE includes all parcels immediately adjacent to the proposed 1.75-mile extension of the PE Trail between Rialto Avenue and Foothill Avenue, extending from N Cactus Avenue to N Pepper Avenue. The N Cactus Avenue to N Pepper Avenue Direct APE is the former Pacific Electric Railway San Bernardino line. The San Bernardino line that runs through Rialto is the only tracks still extant. There are a total of 142 parcels within the APE built in or before 1974.

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SECTION 2.0
RESEARCH METHODS

The baseline built date for studying properties in the project APE was established as 1974, or those constructed more than 50 years before the year 2024. The methodology used to assess cultural resources was to conduct an intensive-level survey, and evaluation findings were made as defined in the Caltrans *Standard Environmental Reference (SER)*, *Volume 2, Cultural Resources* (2018). Properties determined to meet the exemption criteria defined in Attachment 4 of the Section 106 PA were not evaluated in this report.

Cultural resource record searches for the proposed project were conducted by Sapphos Environmental, Inc. at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, on October 17, 2024. The results of the record search indicate that one built environment resource study has been conducted within a 0.50-mile radius (Table 2-1, *Previously Recorded Built Environment Cultural Resources Located within 0.50 Mile of the Proposed Project*). The results of the record search indicated that no cultural resource studies have been previously conducted within the historic architectural study area (Indirect APE).

TABLE 2-1
Previously Recorded Built Environment Cultural Resources
Located Within 0.50 Mile Of The Proposed Project

Primary No. (Trinomial)	Description	Recorder, Date	NRHP Eligibility	Location
P-36-017601	First Christian Church building, which combines the Gothic Revival style and elements of the Craftsman style.	Janet Hensen, 2002	Not Evaluated	Within 0.50 mile

In addition to official maps and records, the following sources of information were consulted as part of the record search:

- National Register of Historic Places (2025)
- California Register of Historical Resources (2025)
- California State Historical Landmarks (1996 and updates)
- California Points of Historical Interest (1992 and updates)
- Directory of Properties in the Historical Resources Inventory (Office of Historic Preservation, July 30, 2019)
- Built Environment Resource Directory (BERD) (2021)

Sources consulted in the process of preparing the historic context statement and evaluating properties in the APE include:

- Ancestry.com: Genealogy Database (2025)
- City of Rialto Branch Library, 251 W 1st Street, Rialto, CA 92376
- City of Rialto Clerk's Office, Rialto Public Records
- City of Rialto: "History" website (2025)
- Historic Aerials: NETRonline, Aerial Photo and Topographic Maps (2025)
- NeighborWho Property Reports (2025)

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- Newspapers.com; *Rialto Record* and *The San Bernardino County Sun* issues: narrative histories of local businesses and personages (2025)
- Sanborn Maps, 1867-1970 (Library of Congress; ProQuest; 2025)
- San Bernardino County Assessor Online Portal (2025)
- UCSB Fairchild Aerial Photo Collection

In compliance with federal requirements, information regarding cultural resources was sought from local government agencies, local historical societies/historic preservation groups, and other interested parties. Letters soliciting information regarding cultural resources were sent via email on April 4, 2025, to the following agencies or groups (HPSR Attachment D, *Public Consultation*):

- Rialto Historical Society
- San Bernardino County Planning Commission
- San Bernardino County Museum
- Pacific Electric Railway Historical Society

John Lenau, Rialto Historical Society Board Member, replied via email on April 9, 2025, and indicated the Historical Society takes interest in the preservation of historic buildings in the community. A follow-up email April 13, 2025, from Mr. Lenau cited a list of known historic sites in the area. Each of the sites mentioned that are within the APE are included in this report. Follow-up emails were sent to the San Bernardino County Museum and the Pacific Electric Railway Historical Society on August 15, 2025, and August 22, 2025. No additional comments were received (HPSR Attachment D, *Public Consultation*).

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SECTION 3.0
FIELD METHODS

In accordance with standard Caltrans guidance and procedures, all properties containing buildings and/or structures that were completed 50 years before 2024 were evaluated for National Register of Historic Places (NRHP) eligibility or exempted from review under Attachment 4 of the Section 106 PA. A field survey of properties with standing buildings, groups of buildings, or structures within the Project APE was made on October 8, 2024, by Sapphos Environmental, Inc. (Josh Poorman and Morgan Thomas). Each parcel was observed from the public right-of-way (ROW). Digital photographs and notes were taken for all buildings, groups of buildings, and/or structures visible from the public ROW.

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SECTION 4.0
HISTORICAL OVERVIEW

The records search and archival research results were used to establish research themes to develop a historic context within which built-environment resources in the APE were evaluated. The research themes included the development of the County of San Bernardino, City of Rialto, and the residential, commercial, and industrial development within the Pacific Electric Railway corridor.

4.1 COUNTY OF SAN BERNARDINO

At the time of contact, the Native Americans who occupied the area that would become the County of San Bernardino were the Serrano and Cahuilla, who lived in the valley in the winter and relocated to the mountains in the summer; the Chemehuevi and Kawaiisu peoples who lived in the Mojave Desert region; and the Mojave and Maricopa peoples who lived along the Colorado River. Extensive trails connected the various villages dispersed throughout what would become San Bernardino County. By the late 1700s, Spanish soldiers and missionaries were encroaching upon many of these villages.[2,3]

Prehistory

Several prehistoric cultural chronologies have been proposed for the Southern California coast, with two of the most frequently cited sequences developed by William Wallace[4] and Claude Warren.[5] The chronological sequence presented herein represents an updated synthesis of these schemes as compiled by Glassow and others[6] for the Southern California Bight. This geographic area consists of the coastal area from Vandenberg Air Force Base south to Palos Verdes, as well as the Channel Islands and adjacent inland areas, including the Los Angeles Basin.[7] The prehistoric sequence of the Los Angeles Basin can be divided into five broad temporal categories (Table 4-1, *California Coastal Regional Chronology*).

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[2] E.P.R. Crafts, *Pioneer Days in the San Bernardino Valley* (Redlands, CA: Kinglsey, Moles & Collins Co., 1906), 12–13.

[3] Natale A. Zappia, *Traders and Raiders: The Indigenous World of the Colorado Basin, 1540-1859* (Chapel Hill, NC: University of North Carolina Press, 2014), p. 77.

[4] William J. Wallace, "A Suggested Chronology for Southern California Coastal Archaeology," *Southwestern Journal of Anthropology* 11 (1955): 214–30.

[5] Claude M. Warren, "Cultural Tradition and Ecological Adaptation on the Southern California Coast," in *Archaic Prehistory in the Western United States*, ed. Cynthia Irwin-Williams, Eastern New Mexico University Contributions in Anthropology no. 1 (Portales, NM: Eastern New Mexico University, 1968), 1–14.

[6] Terry L. Jones and Kathryn A. Klar, editors. *California Prehistory, Colonization, Culture, and Complexity*. Altamira Press, 2007.

[7] Ibid., 191.

TABLE 4-1
California Coastal Regional Chronology

Geological Epoch	Cultural Period	Dates (cal B.C.)
Late Pleistocene to Early Holocene	Paleo-Coastal Tradition	11,000 – 7000
Middle Holocene	Millingstone Period	7000 – 4500
Middle Holocene	Early Period	4500 – 2000
Late Holocene	Middle Period	2000 - 1000
Late Holocene	Late Period	AD 1000 to Missionization

Paleo-Coastal Period (11,000 – 7000 cal B.C.)

Although data on early human groups along the Southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before present (BP). At Daisy Cave (CA-SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C.[8] Evidence of early human occupation in the Southern California Bight has also been found on nearby Santa Rosa Island, where human remains from the Arlington Springs Site (CA-SRI-1730) have been dated between 11,000 and 10,000 cal B.C.[9] Archaeological data recovered from these and other coastal Paleoindian sites indicate a distinctively maritime cultural adaptation, termed the "Paleo-Coastal Tradition,"[10] which involved the use of seafaring technology and a subsistence regime focused on shellfish gathering and fishing.[11]

Relatively few sites have been identified in the Los Angeles Basin that date to the terminal Pleistocene and early Holocene. Currently, the earliest reliable date for human occupation in the area derives from the La Brea Tar Pits (CA-LAN-159), where human bone has been dated to 8520 cal B.C.[12] Evidence of possible early human occupation has also been found at the sand dune bluff site of Malaga Cove (CA-LAN-138), located between Redondo Beach and Palos Verdes.[13] Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, which include shell, animal bone, and chipped stone tools, may date as early as 8000 cal B.C.[14,15]

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[8] J.M. Erlandson, D. J. Kennett, B. L. Ingram, D. A. Guthrie, D. P. Morris, M. A. Tveshov, G. J. West, and P. L. Walker, "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California," *Radiocarbon* 38 (1996): 355–73.

[9] J. R. Johnson, T. W. Stafford Jr., H. O. Ajie, and D. P. Morris, "Arlington Springs Revisited," in *Proceedings of the Fifth California Islands Symposium*, ed. D. Browne, K. Mitchell, and H. Chaney (Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 2002), 541–45.

[10] M.J. Moratto, *California Archaeology* (Academic Press, 1984), 103–13.

[11] T.C. Rick, J.M. Erlandson, and R. L. Vellanoweth, "Paleocoastal Fishing Along the Pacific Coast of the Americas: Evidence from Daisy Cave, San Miguel Island, California," *American Antiquity* 66 (2001): 595–614.

[12] R. Berger, R. Protsch, R. Reynolds, C. Rozaire, and J. R. Sackett, *New Radiocarbon Dates Based on Bone Collagen of California Indians* (Contributions to the University of California Archaeological Survey, 1971), 43–49.

[13] Edwin Francis Walker, *Five Prehistoric Archaeological Sites in Los Angeles County, California* (Southwest Museum, F. W. Hodge Anniversary Publication Fund VI, 1951).

[14] Moratto, *California Archaeology*, 132.

[15] W. J. Wallace, "Archaeological Research at Malaga Cove," in *Symposium: A New Look at Some Old Sites*, ed. G. S. Breschini and T. Haversat, Coyote Press Archives of California Archaeology 6 (Coyote Press, 1986), 21–27.

Millingstone Period (7000 – 4500 cal B.C.)

The Millingstone Period, or Horizon, also referred to as the "Encinitas Tradition,"[16,17] is the earliest well-established cultural occupation of the coastal areas of the region. The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout the Southern California Bight. Regional variations in technology, settlement patterns, and mortuary practices among Millingstone sites have led researchers to define several local manifestations or "patterns" of the tradition.[18] In coastal Los Angeles and Orange Counties, the Encinitas Tradition is represented by the "Topanga Pattern." Topanga groups are thought to have been relatively small and highly mobile, with a general subsistence economy focused on the gathering of shellfish and plant foods, particularly hard seeds, with hunting being of lesser importance.[19]

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Millingstone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.).[20] Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals; projectile points are quite rare with those present resembling earlier, large, leaf-shaped forms.[21] The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone occurs at this time with the appearance of mortars and pestles at Topanga II sites suggesting the adoption of acorn use by coastal populations.[22] The quantity of projectile points also notably increases in Topanga II site deposits indicating that the hunting of large game may have played a greater role in the subsistence economy than in earlier times.

A number of Millingstone sites have been identified in the Los Angeles Basin. Evidence of long-term Topanga occupation has been found in the Ballona Lagoon near Marina del Rey. Data obtained from survey and excavation projects in the Ballona Lagoon indicate that during the Topanga I phase, the bluff tops overlooking the lagoon were used as temporary campsite locales by coastal groups who exploited marine and lagoon fish and shellfish resources.[23] During the Topanga II phase, use of the area intensified with small, limited-use settlements established along the edges of the lagoon. Faunal remains from these latter sites suggest Topanga II groups practiced a more generalized subsistence strategy which emphasized the

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[16] Mark Q Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California," *Pacific Coast Archaeological Society Quarterly* 44, no. 2 (2010): 1–54.

[17] Mark Q. Sutton and Jill K. Gardner, "Reconceptualizing the Encinitas Tradition of Southern California," *Pacific Coast Archaeological Society Quarterly* 42, no. 4 (2010): 1–64.

[18] Ibid.

[19] Terry L. Jones and Kathryn A. Klar, editors. *California Prehistory, Colonization, Culture, and Complexity*. Altamira Press, 2007.

[20] Sutton and Gardner, "Reconceptualizing the Encinitas Tradition of Southern California," 8.

[21] Terry L. Jones and Kathryn A. Klar, editors. *California Prehistory, Colonization, Culture, and Complexity*. Altamira Press, 2007.

[22] Sutton and Gardner, "Reconceptualizing the Encinitas Tradition of Southern California," 41.

[23] Jeffrey H. Altschul, John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey Homburg, Manual Palacios-Fest, Steven Shelley, Angela Keller, and David Maxwell, "Life at the Nexus of the Wetlands and Coastal Prairie, West Los Angeles," *Proceedings for the Society for California Archaeology* 20 (2007).

exploitation of small terrestrial mammals, in addition to fish and shellfish resources.[24]

Early Period (4500 – 2000 cal B.C.)

Warmer seawater temperatures and decreases in marine productivity, as well as a rise in sea level all contributed to changes occurring in cultural group patterns during the Early Period. Several innovations in technology emerge during this Period, including a new style of projectile point (i.e., side-notched point), continued diversification of the morphology observed in manos shapes and metate tools, as well as the impressive ocean-faring watercraft and its companion deep ocean fishing toolkits. Changes in the pattern of human interaction are observed archaeologically, which includes an expansion of mainland and island exchange of goods, particularly shell beads, while islanders received usually inaccessible land mammal craft items, such as deer bone hairpins. Population fluctuated throughout the Early Period, despite a steady expansion in technology. A steady decline is apparent in archaeological and mortuary studies up until about 4000 cal B.C., while population density then increases dramatically between 4000 and 3000 cal B.C., but ultimately declines again.[25]

Middle Period (2000 cal B.C. – cal A.D. 1000)

The Middle Period, which encompasses the early portion of the "Del Rey Tradition" as defined by Sutton,[26] begins around 3500 B.P. At this time, significant changes are seen throughout the coastal areas of Southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley.[27] Biological, archaeological, and linguistic data indicate that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations and are believed to be ancestral to ethnographic Gabrieleño groups.[28] While archaeological evidence indicates that "relic" Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrieleño or southern neighbors, the Chumash, by 2000 B.P.[29]

Middle Period sites within the Los Angeles Basin are represented by the "Angeles Pattern" of the Del Rey Tradition.[30] Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 BC), Angeles II (600 BC to AD 400), and Angeles III (AD 400 to 750).[31] The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with an increased emphasis on fishing and terrestrial hunting and less reliance on the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this

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[24] Ibid., 34–42.

[25] Terry L. Jones and Kathryn A. Klar, editors. *California Prehistory, Colonization, Culture, and Complexity*. Altamira Press, 2007.

[26] Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California," 31–93.

[27] Sutton, "People and Language."

[28] Ibid.

[29] Sutton and Gardner, "Reconceptualizing the Encinitas Tradition of Southern California," 17.

[30] Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California."

[31] Sutton and Gardner, "Reconceptualizing the Encinitas Tradition of Southern California," 8.

time with coastal populations in the Los Angeles Basin obtaining small steatite artifacts and *Olivella* shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field.[32]

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2600 B.P. consisting of large rock cairns or platforms that contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony.[33] Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or inland areas. Archaeological data from Angeles III sites indicate that residents of these settlements practiced a fairly diverse subsistence strategy which included the exploitation of both marine and terrestrial resources.[34] Notable technological changes occurred at this time with the introduction of the plank canoe and bow and arrow.[35] The appearance of new *Olivella* bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California.[36]

At Ballona Lagoon near Marina del Rey, several large residential sites (CA-LAN-63, CA-LAN-64, and CA-LAN-206A) were established within the wetlands and surrounding bluffs at the beginning of the Intermediate Period.[37] These sites contained a diversity of features including hearths, burials, and houses. Faunal remains indicate a broad-spectrum collecting strategy that included the exploitation of terrestrial mammals and birds, as well as fish and shellfish. The presence of particular species of migratory waterfowl in the faunal assemblage indicates primary occupation of these sites may have occurred in the late fall to early spring. These data suggest that while residential mobility in the Intermediate Period was greatly reduced from previous times, a fully sedentary occupation of the Ballona Lagoon locale is still not indicated.[38]

Late Period (cal AD 1000 to Missionization)

The Late Period dates from approximately AD 750 until Missionization in AD 1769. Sutton[39] has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (AD 750–1200) and Angeles V (AD 1200–1550). The Angeles IV phase is characterized by the continued growth of regional populations and the development of large, sedentary villages. Recent archaeological research indicates that Late Period habitation sites within the Los Angeles Basin may have been hierarchically organized around estuarine locales with more

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[32] Henry C. Koerper, Roger D. Mason, and Mark L. Peterson, "Complexity, Demography, and Change in Late Holocene Orange County," in *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. M. Erlandson and Terry L. Jones, Perspectives in California Archaeology, vol. 6 (University of California, Los Angeles, Institute of Archaeology, 2002), 63–81.

[33] Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California," 14–16.

[34] Ibid., 18–20.

[35] Glassow et al., "Prehistory of the Northern California Bight," 203–4.

[36] Koerper et al., "Complexity, Demography, and Change."

[37] Altschul et al., "Life at the Nexus of the Wetlands and Coastal Prairie."

[38] Ibid.

[39] Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California," 26.

productive locales supporting large residential populations.[40] Although chiefdoms appear to have developed in the northern Channel Islands and Santa Barbara region after 850 B.P.,[41,42] little direct evidence has been found to suggest this level of social complexity existed in the Los Angeles Basin during the late prehistoric period.[43]

Several new types of material culture appear during the Angeles IV phase including Cottonwood series points, birdstone and "spike" effigies, *Olivella* cupped beads, and *Mytilus* shell disk beads. The presence of Southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in the Los Angeles Basin and the Southwest. Notable changes are seen in regional exchange networks after 800 B.P. with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and *comals*, recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between populations in the Los Angeles Basin and the southern Channel Islands.[44]

Marked changes occurred in the occupation of the Ballona Lagoon during the Late Period. Paleoenvironmental reconstructions indicate that by 1000 B.P., much of the lagoon had silted in and become a sediment-choked estuary.[45] At this time, most of the Intermediate Period settlements in the area were abandoned as the local population aggregated into a few large settlements along lower Centinela Creek and at the edge of the lagoon.[46] Faunal remains recovered from these Late Period sites indicate a generalized subsistence strategy focused on a broad mix of terrestrial and marine resources with a shift from lagoon to sandy shoreline shellfish species as the estuary silted in.[47,48]

Mission Period (CE 1769–1822)

The arrival of the Spanish and the subsequent establishment of the missions would have severe consequences for the Native American population throughout California. These effects were caused by many factors, including the alteration of the landscape due to the introduction of European plants and animals, the destruction of social systems caused by the imposition of the mission system, and the introduction of European diseases. The settlement of California was a Spanish state enterprise led by a combination of soldiers and missionaries sent to settle the territory of Alta California through the establishment of missions. The Spanish government in

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[40] D.R. Grenda and J. A. Altschul, "Complex Cultures, Complex Arguments: Sociopolitical Organization in the Blight," in *Islanders and Mainlanders, Prehistoric Context for the Southern California Blight*, ed. J. H. Altschul and D. R. Grenda (SRI Press, 2002), 147–78.

[41] Jeanne E. Arnold, "Complex Hunter-Gatherer-Fishers of Prehistoric California: Chiefs, Specialists, and Maritime Adaptations of the Channel Islands," *American Antiquity* 57, no. 1 (1992): 60–84.

[42] Lynn H Gamble, "Culture and Climate: Reconsidering the Effect of Palaeoclimatic Variability among Southern California Hunter-Gatherer Societies," *World Archaeology* 37, no. 1 (2005): 92–108.

[43] Sutton, "The Del Rey Tradition and Its Place in the Prehistory of Southern California," 26.

[44] Koerper et al., "Complexity, Demography, and Change."

[45] Altschul et al., "Life at the Nexus of the Wetlands and Coastal Prairie."

[46] Ibid.

[47] D. Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff, Archaeological Inventory and Evaluation along Lower Centinela Creek, Marina del Rey, California*, ed. J. H. Altschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello, Playa Vista Monograph Series Test Excavation Report 4 (Statistical Research, 2003), 145–77.

[48] K.M. Becker, "Invertebrate Faunal Remains," in *At the Base of the Bluff, Archaeological Inventory and Evaluation along Lower Centinela Creek, Marina del Rey, California*, ed. J. H. Altschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello, Playa Vista Monograph Series Test Excavation Report 4 (Statistical Research, 2003), 179–200.

Mexico realized they could not recruit enough settlers to help establish these missions; therefore, the plan was to recruit and convert to Christianity the native peoples of Alta California.

The establishment of the mission system was meant to address the threat to Spanish control posed by expansionist interests along the Pacific Coast by the Russian and English empires. This was to be accomplished by converting the indigenous peoples who lived in Alta California into Catholic citizens of Spain. The missions' economic function depended heavily on the labor of the local Native American population who supplied the primary workforce that both built and operated the missions and their related settlements. In the charter of the Alta California missions, there was a stipulation that, 10 years after a mission's establishment, it should be given to the Indians for their benefit. This promised transition to Native American control never occurred.[49]

The project area is in what was Mission San Gabriel's sphere of influence during the Mission Era. Mission San Gabriel was founded in 1771, and Los Angeles was founded in 1781. In 1810, Spanish missionaries established Mission San Bernardino, named after Saint Bernardino of Siena. The Franciscan missionaries also named the snowcapped peak to the north of this area San Bernardino, in honor of the saint. It is from these designations that the County would eventually derive its name.[50] In 1819, the Franciscans established the San Bernardino de Sena Estencia, a mission farm in what is now Redlands.

The Native Americans who occupied the project area were recruited (willingly or unwillingly) by missionaries, converted, and put to work in the mission. Throughout this period, the Native American populations throughout California declined substantially. The cause of this decline was multifaceted and included European diseases, poor nutrition, and tribal conflict.[51] The loss of some or most of the members of traditional tribal groups to the mission system, combined with a population decline caused by European contact, left the Native American populations without the resources necessary to continue their traditional social organization.[52] These pressures led to the end of traditional subsistence methods for California's native people in general and the project area specifically.

Rancho Period (CE 1822–1850)

In 1821, Mexico declared independence from Spain, and the following year, California became a Mexican territory. After California's absorption into what would become the Republic of Mexico, the mission properties and lands were secularized in 1834. The lands used to support the missions were seized by the Mexican government from the Church and distributed in very large land grants, with the vast majority of the mission properties ending up in the hands of a few prominent Californio families. It was during this period of transition from Spanish Imperial control to Mexican governance that the Californio culture was established. Native Americans continued as laborers for the Californios during the Rancho Period.[53]

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[49] Kent G. Lightfoot, "Indians, Missionaries, and Merchants: The Legacy of Colonial Encounters on the California Frontiers," *Choice Reviews Online* 43, no. 1 (September 1, 2005), https://doi.org/10.5860/choice.

[50] Nellie Van de Grift Sanchez, *Spanish and Indian Place Names of California: Their Meaning and Their Romance* (San Francisco: A.M. Robertson, 1914), p. 74, https://archive.org/details/spanishandindia00sancgoog.

[51] Sherburne F. Cook, *The Conflict between the California Indian and White Civilization* (Berkeley: University of California Press, 1976).

[52] Randall Milliken, *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area, 1769-1810* (Menlo Park, CA: Ballena Press, 1995).

[53] Richard B. Rice, *The Elusive Eden: A New History of California*, 4th ed. (New York: McGraw-Hill, 2011), 122–23.

Several ranchos were established in this area, including Rancho Jurupa (1838), Rancho Cucamonga (1839), Rancho El Rincon (1839), Rancho Santa Ana del Chino (1841), and Rancho Muscupiabe (1844). Agua Mansa became the first town in what would become San Bernardino County, settled by immigrants from the territory of New Mexico on land donated from Rancho Jurupa in 1841.

In 1842, Californio politician and governor of Alta California Juan Bautista Alvarado granted 37,000 acres of land known as Rancho San Bernardino to José del Carmen Lugo, José Mario Lugo, Vincente Lugo, and José Diego Sepulveda. In 1851, the Lugos sold the rancho to members of The Church of Jesus Christ of Latter-Day Saints, who established a settlement in what would become downtown San Bernardino. The Mormons built Fort San Bernardino on the rancho.

The land use pattern throughout Alta California during this period expanded to include cattle ranches that produced commodities for the hide and tallow trade. Along with the economic shift, Native Americans, former neophytes, and immigrants also supplied labor for the manufacturing of such items as leather, soap, saddles, harnesses, blankets, shoes, and wagons.[54]

The treatment of Native Americans worsened during the Rancho Period. Former neophytes of the now-secularized missions were forced off whatever land they had occupied or were put to work on what became privately-owned ranchos, usually as slaves. This was indicative of the differences between the mission colonization of the Spanish and the exploitive treatment of native peoples by the Ranchos. This pattern would continue into the American Era. Whereas the missions sought to utilize the neophytes' labor (forcibly, if necessary) and make them Spanish citizens, the Rancho system (under both Mexican and American control) saw native people generally as compelled labor.

Early American Period (CE 1850–1900)

California was admitted to the Union on September 9, 1850. The discovery of gold in 1848 in the Sierra Nevada's ignited a major migration into the northern half of California as immigrants poured into the territory seeking gold or the opportunities it presented. The huge influx of people had a major impact on the environment and the remaining indigenous populations. Beginning in 1849, the gold rush drastically altered California's freshwater systems and created a shortage of rancho workers who diverted their labor to mining gold. This loss of the rancho workforce—and the huge increase of American migrants to California, squatting on land once part of ranchos—would later contribute to the disintegration of the Mexican land grants and the eventual division and sale of land grant property.[55]

As miners poured into California in search of gold, the California territory found itself unprepared for the resulting population boom. Simultaneously, the military and local governments could not maintain their authority. This mostly male immigration into California from other parts of the United States and even other countries drastically altered the demographics and environmental conditions in California. Miners seeking workable claims conflicted with the Native American peoples who historically occupied the land in and around mining claims. Vigilantes, bounty hunters, and groups of miners began attacking Native Americans throughout California with relative impunity. Several major massacres and what must have been thousands of smaller acts

[54] Janice Marschner, *California 1850: A Snapshot in Time*, 3rd pub. (Sacramento: Coleman Ranch Press, 2002), 154.

[55] William Wilcox Robinson, *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads* (Berkeley: University of California Press, 1979).

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of violence occurred during this time period. Sherbune F. Cook estimated about 310,000 native people lived in California in pre-contact times, and the population dropped to perhaps 25,000 by the end of the 19th century.[56]

There were 18 unratified treaties between the United States and California tribes submitted to the U.S. Senate on June 1, 1852, by President Millard Fillmore. Unknown to the tribal signatories, the U.S. Senate did not ratify the treaties, thereby reneging on the terms of the treaty documents. Because of their unrecognized legal status, the Native American populations across the state were left vulnerable to abuse and subjugation at the hands of settlers and by policies of the State of California that encouraged the displacement and removal of the Native American population.

It is within that context that on April 26, 1853, the State of California issued an act creating San Bernardino County from parts of Los Angeles and San Diego counties. The City of San Bernardino incorporated in 1854 and assumed the mantle of county seat.

In the ensuing decades, towns and cities, some driven by industrial endeavors, emerged within the County of San Bernardino. In 1860, William Holcomb and Ben Ware discovered gold, the largest find of its kind in Southern California, in Holcomb Valley. The town of Belleville was established in the area with William Holcomb as its first elected Justice of the Peace. Holcomb later went on to serve as San Bernardino County Assessor. In 1862, John W. Searles discovered borax on the dry barren surface of Searles Lake while prospecting for gold and silver with three other people in the Slate mountain range. In 1872, after seeing Francis (Borax) Smith's operation of borax recovery in Nevada, Searles realized what he had discovered a decade before. In 1873, he staked a claim to 640 acres of lake and formed the San Bernardino Borax Mining Company.[57]

The county built its first County Courthouse, a two-story wood building with a central clock tower and bell, in 1875 in the City of San Bernardino. In 1881, prospectors discovered silver in the mountains towards the eastern part of the county, claiming it as the Silver King Mine. The town that soon formed around this claim and others was named Calico and soon was large enough to have its own sheriff and courthouse. By the 1900s, the low cost of silver had left the area a ghost town. Half a century later in 1951, Walter Knott, the entrepreneur who created Knott's Berry Farm amusement park in Orange County, would purchase the Calico townsite and transform it into a re-created ghost town. Knott would donate the Calico townsite to San Bernardino County in 1966, when it was made part of the San Bernardino County Regional Parks system.

The Atchison, Topeka, and Sata Fe Railway (AT&SF) has a significant history in San Bernardino County. The AT&SF brought many families into the County to settle and cultivate citrus groves and vineyards while taking advantage of new shipping routes in the late nineteenth century. In 1887, a railroad connector line was built connecting San Bernardino to Pasadena. The AT&SF first built a two-and-a-half-story wood train depot in San Bernardino in 1886 to replace a converted boxcar that had been used as a temporary station.[58] After burning down in

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[56] Sherburne F. Cook, *The Conflict between the California Indian and White Civilization* (Berkeley: University of California Press, 1976).

[57] County of San Bernardino, "Facts and History about San Bernardino County" (n.d.), accessed April 2025, https://main.sbcounty.gov/sbcounty-history/.

[58] Philip C. Serpico, *Santa Fe Route to the Pacific* (Palmdale, CA: Omni Publications, 1988), 20.

1916, the company built a Mission Revival–style station that was the largest railway station west of the Mississippi River at the time of its construction in 1918.[59]

Twentieth Century (1901–1991)

The Union Pacific Railroad (UP) has a significant history in San Bernardino County, particularly with its acquisition of the San Pedro, Los Angeles, and Salt Lake Railroad (LA&SL) and its influence on the region's transportation network. The LA&SL Railroad later operated under the UP umbrella and connected San Bernardino to Los Angeles, creating a crucial link in the transcontinental railway system. The San Bernardino Santa Fe Depot, also a major player in the area's rail history, served by Santa Fe Railway and UP trains. Several key events and developments in the rail and transportation history of San Bernardino County unfolded in the first years of the twentieth century. From 1901 to 1905, LA&SL constructed its rail line from Salt Lake City to Los Angeles, passing through San Bernardino. In 1902, UP acquired half of the LA&SL Railroad's stock, seeking an outlet to the California coast. In 1905, the LA&SL Railroad opened, connecting San Bernardino to Los Angeles and becoming a vital link in the transcontinental rail network. In 1921, UP acquired the remaining stock of the LA&SL Railroad, fully integrating it into its system.[60,61]

The early 20th century saw the incorporation of numerous cities in San Bernardino County, including Upland (1906), Chino (1910), Rialto (1911), and Needles (1913). The County constructed a new Court House in 1926. A 1923 earthquake had struck the old courthouse, severely damaging it. County Supervisors requested architect Howard E. Jones determine whether it was more economical to repair and upgrade the existing, damaged courthouse or build an entirely new one. In 1998, this 1926 Court House was added to the NRHP.[62]

In 1936, the federal government established Joshua Tree National Monument with 825,000 acres set aside within the bounds of San Bernardino County. Minerva Hoyt, a Pasadena resident fond of desert plants, became concerned about the removal of cacti and other plants as a result of land development and cactus poachers and led the campaign. The U.S. Congress elevated Joshua Tree to National Park status on October 31, 1994, as part of the Desert Protection Bill.

Around the middle of the 20th century, the federal government further established a military and institutional footprint within San Bernardino County. On August 8, 1940, President Franklin D. Roosevelt set aside roughly 1,000 square miles in the Mojave Desert north of Barstow as an antiaircraft training range. This desert training center, with over 60,000 troops, was redesignated Camp Irwin in December 1942. In 1961, the post was renamed once more as Fort Irwin and classified as a permanent installation. In 1950, Norton Airbase, a logistics depot and heavy-lift transport facility, as well as the U.S. Army Air Corps and Advanced Flying School near Victorville, opened. These two facilities were decommissioned in 1994 and 1992, respectively. In 1957, a Marine Corps Training Center opened in 1952 was designated as the Twentynine

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[59] San Bernardino Associated Governments, "The Santa Fe Depot, SANBAG's New Home" (August 20, 2009), https://web.archive.org/web/20100527114821/http://www.sanbag.ca.gov/about/santa-fe_depot.html.

[60] Holly Charmain Kane, "Arriving in Los Angeles: Railroad Depots as Gateways to the California Dream" (PhD diss., University of Southern California, 2007), 66.

[61] UtahRails.net, "Overview: San Pedro, Los Angeles and Salt Lake Railroad (1901-1916) Los Angeles and Salt Lake Railroad (1916-1936)" (May 8, 2024), https://utahrails.net/up/splasl-lasl-1901-1936.php.

[62] County of San Bernardino, "Facts and History about San Bernardino County" (n.d.), accessed April 2025, https://main.sbcounty.gov/sbcounty-history/

Palms Marine Base. The mid-to-late 20th century witnessed another flurry of incorporations, including Barstow (1947), Fontana (1952), Montclair (1956), Victorville (1962), Loma Linda (1970), Adelanto (1970), Rancho Cucamonga (1977), Grand Terrace (1978), Twentynine Palms (1987), Highland (1987), Hesperia (1988), and Chino Hills (1991).[63]

4.2 CITY OF RIALTO

The following historic context is provided by the Rialto Historical Society.[64]

> *Nestled below the San Bernardino Mountains is the pleasant City of Rialto. It lies in the west portion of the San Bernardino Valley, due west of the County Seat. Rialto is 60 miles to the east of Los Angeles and 103 miles north of San Diego. Rialto is proud to be a city of commercial, residential, educational, cultural and industrial growth.*
>
> *Its dynamic growth reflects the successes of Rialto's past.*
>
> *The Rialto area is believed to have been occupied prior to the year 1500. Ancient artifacts and an indication of a village were discovered near the Lytle Creek wash by archaeologists indicating Indians lived in the Rialto area between 1500 and 1800 AD. Where these Indians went, or why, remains a mystery. Later records indicate that in 1769 the King of Spain awarded portions of this area to selected Spanish Dons as part of the Spanish land grants. In 1848 as part of the Treaty of Guadalupe Hidalgo, California was ceded to the United States.*
>
> *The Mormons settled in the San Bernardino valley in 1851 purchasing the Lugo ranch (now the City of San Bernardino) and claiming portions of the bench. (This claim was later disallowed by the United States Government.) A few pioneers began moving into the Rialto area by the year 1854 and established ranches and farms along the bench area. It was here in Rialto where Muscat Grapes were grown by George Lord and cuttings from his plants were sent to many neighboring counties. An adobe house from this time period is believed to have been built by Michael White and is the oldest structure in Rialto and is now restored in Bud Bender Park "Lilac Park".*
>
> *In 1887 the Semi Tropic Land and Water Company was formed and purchased 25,000 acres of land that includes what is now Rialto and parts of Fontana and Bloomington. They developed the town site and named the town (on a suggestion by Hattie Merrill, daughter of Samuel Merrill, former Governor of Iowa) after the Rialto Bridge in Venice, Italy. This same year a railroad connector line was built between San Bernardino and Pasadena by the Santa Fe Railroad. Along the line, town sites were located every 2,600 yards and by the fall of that year over 25 new towns were built.*
>
> *Also in this year a group of Methodists arrived from Halsted, Kansas seeking a new college site. Although the college was never built, it was the Methodists who started the town of Rialto. It soon was realized that Rialto was perfect for growing citrus and rapidly many acres were set to citrus trees.*

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[63] Ibid.

[64] Rialto Historical Society, “The Story of Rialto” (August 11, 2011), https://web.archive.org/web/20111111005200/http://www.ci.rialto.ca.us/cityclerk_1165.php.

In the fall of 1888 it became evident that schooling was needed so the first school was built and Brooke School District was formed. Records show that up until 1920, the Brooke School District was in continuous operation. A prominent Rialto family bought the first school house in 1921, remodeled the building, and members of the family there for many years, however, the house burned down a number of years ago.

Despite the land boom of the 80's and the crash of 1889, Rialto continued to grow. In 1893 there were half a dozen businesses, including a blacksmith, lumber yard and a cement pipe manufacturing company. Additionally the City had the beautiful three story Hotel Del Rialto and 35 homes with a total population of around 250 residents. The first citrus association was started and the first packing house was built in 1894. Sadly, the Hotel Del Rialto burned down in 1907. But, Rialto's popularity quickly began to grow as it became known as a town of lovely homes and beautiful shaded drives. The Rialto School District was formed in 1891. The staff consisted of two teachers, and a principal, and the school had separate play areas for the boys and girls.

The Chamber of Commerce, then called an Improvement League, was established in 1907. Within four years the population had grown to over 1,200 with 40 businesses and a local newspaper. A decision to incorporate was made in the spring of 1911. The election results on October 31st of the same year were one hundred-thirty five for the incorporation and 72 against. Rialto thus became a sixth class city. Citrus became an important commodity in Rialto's early growth and at one time seven or more packing Houses, located along the Santa Fe tracks, were in use sorting, packing and shipping citrus to all areas of the country.

Foothill Boulevard (then named San Bernardino Avenue) was repaired in 1913 as part of the State highway program. Later it became part of Route 66 of the transcontinental Highway System. The following year, Los Angeles's Pacific Electric Railway completed its San Bernardino Line through the City of Rialto, with a junction at Riverside Avenue for the Riverside Line. Today the Tracks above First Street are a part of the Southern Pacific Railroad System and are only used for delivery to a couple locations still situated along the tracks.

A fire in the 1920s swept through and destroyed many of the buildings in the downtown area. Today this area has matured with new store fronts, updated buildings and rising modernization. Also located in Rialto are seven major retail shopping centers spread throughout the community.

Rialto's population growth had increased to 3,156 by 1950. In 1956 the population soared to 15,359. By 1964 it showed increase to 23,290 and 33,500 in 1978. Rialto is four miles wide and 8 1/2 miles long. Rialto's population grew to over 80,000 by December 1994 and presently the population is over 100,000.

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4.3 HISTORICAL U.S. GEOLOGICAL SURVEY TOPOGRAPHIC MAPS

To determine the sensitivity of the area for prehistoric and historic archaeological resources and Tribal cultural resources, historical topographic maps were also reviewed. Historical U.S. Geological Survey (USGS) topographic maps of the project and adjacent properties were identified and reviewed for the years 1896, 1914, 1938, 1940, 1943, 1967, 1968, 1988, and a Google Maps of 2025.[65] The review of these topographic maps indicated that the vicinity of the APE has had development over the years.

1896

A review of this map indicates urban or suburban development in the proposed project area was low. At the turn of the 20th century, this portion of what is now Rialto, California, was primarily open rural land. Historic maps from this period reveal a sparse settlement pattern characterized by natural drainage courses, dry brush, and intermittent agricultural plots. Infrastructure was minimal, and land use was largely undefined, with dirt paths connecting homesteads and ranches across wide open spaces. Roads were present during this period, along with a scattering of buildings. The Atchison Topeka and Santa Fe Rail Road ran through the region.

1914

Introduction of the Pacific Electric's Riverside–Rialto Line.[66,67]

1938

By 1938, aerial imagery reveals a more established agricultural grid, with orchards, farms, and irrigation channels shaping the landscape. Foothill Boulevard, formerly part of Route 66, served as a critical transportation artery, encouraging modest growth along its path. Agricultural plots became more formalized, and the area's flat topography lent itself well to citrus groves and row crops, forming a patchwork of cultivated land.

1940
Cessation of the Riverside–Rialto Line's operations.[68]

1943

A review of the 1943 map indicates that suburban development in the area remained minimal, with the landscape still dominated by agricultural plots and open land. However, State Route 66 (now Foothill Boulevard) is clearly visible, serving as a major east-west transportation corridor and laying the groundwork for future urban expansion in the region.

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[65] NETR Online (2025), https://www.historicaerials.com/viewer.

[66] Mark Landis, “The Great Silver Spike Celebration Marked a New Link with LA,” *The San Bernardino Sun* (July 24, 2017).

[67] Pacific Coast Architecture Database, “Pacific Electric Railway, Depot, Rialto, CA” (n.d.), accessed April 30, 2025, https://pcad.lib.washington.edu/building/21823/.

[68] City of Rialto, “History of Rialto” (n.d.), accessed August 14, 2025, https://www.rialtoca.gov/488/History-of-Rialto.

1967, 1968, 1988

As suburbanization took hold in the post–World War II era, the area east of North Cactus Avenue began transitioning from farmland to residential subdivisions. Housing developments, paved roadways, and civic infrastructure started to dominate the built environment. The rail corridor continued operating but was increasingly surrounded by single-family neighborhoods and community amenities. During this time, residential and commercial development increased.

By 1984, the area had undergone a complete transformation into a suburbanized urban environment. Although the rail corridor had ceased operations by 1940, its physical alignment remained as a remnant of legacy infrastructure. No longer in use, the former ROW persisted as a linear feature embedded within the now-densely developed residential and commercial landscape.

2025

By 2025, the corridor is surrounded by a mature urban community, with schools, parks, residential zones, and local road networks well-established.

4.4 DEVELOPMENT WITHIN THE PACIFIC ELECTRIC PROJECT APE

The following historic context is provided by excerpts from Pacific Electric Inland Empire Trail Master Plan.[69]

> *The Pacific Electric Railway Company dates back to 1899. Pacific Electric lines once stretched from Santa Monica to Newport Beach on the coast and east to Redlands and Riverside. The San Bernardino Line was Pacific Electric's longest line. It was unique in that it was the company's only 1200-volt electrified line and the line on which the system's highest average speeds were consistently maintained.*
>
> *The San Bernardino Line, with its several branches, did more than any other line to give Pacific Electric the distinction of being classified as a true interurban operator. Stations on the San Bernardino Line, in order, were Claremont, Upland, Alta Loma, Etiwanda, Fontana and Rialto, where Riverside cars cut off running south via Bloomington to Riverside.*
>
> *Construction of the San Bernardino Line began in 1906 and ultimately connected Pacific Electric's Northern District with lines of its Eastern District (San Bernardino, Redlands, and Riverside). Next came the construction of the Pomona-Claremont-Upland segment (built by the Ontario & San Antonio Heights Railway which Pacific Electric absorbed in 1912); this line opened for service on December 1, 1910.*
>
> *[…] The line was formally opened for service on July 11, 1914. Pacific Electric patrons had immediate access to points reached by the affiliated San Bernardino Valley Traction Company, including Highland, Colton, Patton and Redlands. Riverside was reached via a connecting line built from Rialto to Riverside by the Crescent City Railway Company. This connection line opened for service on March 24, 1914.*

[69] Boyle Engineering Corporation, "Pacific Electric Inland Empire Trail Master Plan" (prepared for Cities of Claremont, Montclair, Upland, Rancho Cucamonga, Fontana, Rialto, and San Bernardino Associated Governments, November 2000), https://www.cityofrc.us/sites/default/files/2020-10/Pacific%20Electric%20Trail%20Master%20Plan.pdf.

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On November 28, 1914, Pacific Electric Railway Company offered a $50 prize for a name and a suitable symbol for a new all-day trolley trip being offered from Los Angeles to Redlands. Thus was born the famous "Orange Empire Trolley," destined to become Pacific Electric's outstanding excursion, with service beginning January 3, 1915. The Orange Empire train left 6th and Main at 9:00 AM arrived at Rialto at 10:36 AM and at Riverside at 11:00 AM.

In 1927, trains from Los Angeles to San Bernardino typically operated on a two-hour headway with modifications to meet requirements of travel. Practically all trains consisted of two cars, one of which cut off at Rialto and operated to Riverside while the other continued on to San Bernardino. Two of the San Bernardino trains were operated as strictly limited trains. These were "The Angel City Limited," inbound to Los Angeles and "The Citrus Belt Limited," outbound to San Bernardino. These made the Los Angeles-San Bernardino run in 1 hour 45 minutes.

The first abandonment of rail passenger service occurred on July 20, 1936, when San Bernardino-Redlands service was discontinued; rail was removed from Redlands to Sunkist, with that portion from San Bernardino to Sunkist kept to serve packing houses. Regular service was abandoned on June 9, 1940, between Riverside and Rialto.

In Rialto, California, the Pacific Electric Railway (PE) and the Union Pacific Railroad (UPRR) had a cooperative relationship, with the PE operating on UPRR-owned tracks for the Riverside-Rialto Line. The UPRR-owned line, known as the Crestmore Line, was a crucial shortcut for PE trains heading to and from Los Angeles. For the tracks from Riverside to Rialto, the PE provided all passenger service, while freight trains were operated by both railroads.[70]

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[70] Steve Crise, "Riverside – Rialto Line" (Pacific Electric Railway Historical Society, 2023), Available at: https://www.pacificelectric.org/collections/steve-crise-collection/riverside-rialto-line/.

SECTION 5.0
DESCRIPTION OF CULTURAL RESOURCES

The proposed project APE is entirely within the City of Rialto. Historical development along the north and south boundaries of the PE tracks is a varied mixture of rail-related buildings, institutional, commercial, and residential buildings. The rail-related buildings are concentrated at the railway's intersection with Riverside Avenue and include the original Pacific Electric train depot, built in 1914, to the immediate south of the tracks and four Craftsman bungalows, built in 1919 and 1920, to the immediate north of the tracks. Various institutional buildings front the train tracks, including Bud Bender Park, Rialto Park Cemetery, the Rialto Chamber of Commerce, several churches, and a funeral home. There is a small grouping of auto repair shops along W First Street to the immediate south of the tracks between N Cactus Avenue and N Lilac Avenue. Most other building within the project APE consist of single-family residences ranging from early-20th-century Craftsman bungalows to postwar tract homes. On the east end of the project APE, there are several mobile home communities along both sides of the former railway. Much of this historical development owes its continued growth to the presence of the PE line; however, many of the subject properties do not appear to be directly associated with either development of the railway or with the broad patterns of history that would identify this area of downtown Rialto as a cohesive development.

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6.1 FINDINGS

1. Historic properties listed in the NRHP: None.

2. Historic properties previously determined eligible for the NRHP: Three. These Resources were reevaluated during this study and determined ineligible for the NRHP based on their condition at the time of this report. See Table 6-1 below.

TABLE 6-1
Historic Properties Previously Determined Eligible for the NRHP

P-Number	Name	Address/ Location	Community	OHP Status Code	Map Reference No.
36-017593	Pacific Electric Depot	119 N Riverside Avenue	Rialto	3S	MR #1
36-017594; 36-017595	Sears Craftsman Bungalows	125 N Riverside Avenue	Rialto	7N	MR #3
36-017596; 36-017597	Sears Craftsman Bungalows	129 N Riverside Avenue	Rialto	7N	MR #4

3. Resources previously determined not eligible for the NRHP: None.

4. Historic properties determined eligible for the NRHP as a result of the current study (see Appendix A, *DPR 523 Series Forms*): None.

5. Resources determined *not* eligible for the NRHP as a result of the current study: thirty-three (see Attachment A).

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TABLE 6-2
Resources Determined Not Eligible for the NRHP as a Result of the Current Study

Name	Address/ Location	Community	OHP Status Code	Map Reference No.
Pacific Electric Railway: San Bernardino Line	N/A	Rialto, CA	6Y	MR #1
Pacific Electric Depot	119 N Rialto Avenue	Rialto, CA	6Y	MR #2
Rialto Cemetery	APN: 013-013-102	Rialto, CA	6Y	MR #3
Sears Craftsman Bungalows	125 N Riverside Avenue	Rialto, CA	6Y	MR #4
Sears Craftsman Bungalows	129 N Riverside Avenue	Rialto, CA	6Y	MR #5
Bud Bender Park	235 N Lilac Avenue	Rialto, CA	6Y	MR #6
First Assembly of God	200 W 1st Street	Rialto, CA	6Y	MR #7
	260 W 1st Street	Rialto, CA	6Y	MR #8
	127 N Palm Avenue	Rialto, CA	6Y	MR #9
	124 N Orange Avenue	Rialto, CA	6Y	MR #10
Margaret Todd Park / Community Center	201 N Willow Avenue	Rialto, CA	6Y	MR #11
	129 N Orange Avenue	Rialto, CA	6Y	MR #12
Family Funeral Chapel	124 N Riverside Avenue	Rialto, CA	6Y	MR #13
Rialto Chamber of Commerce	120 N Riverside Avenue	Rialto, CA	6Y	MR #14
	112 N Olive Avenue	Rialto, CA	6Y	MR #15
	113 N Olive Avenue	Rialto, CA	6Y	MR #16
	112 N Date Avenue	Rialto, CA	6Y	MR #17
	109 N Olive Avenue	Rialto, CA	6Y	MR #18
	237 E 2nd Street	Rialto, CA	6Y	MR #19
	249 E 2nd Street	Rialto, CA	6Y	MR #20
	255 E 2nd Street	Rialto, CA	6Y	MR #21
	269 E 2nd Street	Rialto, CA	6Y	MR #22
	124 N Sycamore Avenue	Rialto, CA	6Y	MR #23
	638 W 1st Street	Rialto, CA	6Y	MR #24
	626 W 1st Street	Rialto, CA	6Y	MR #25
G-D Auto Repair	560 W 1st Street	Rialto, CA	6Y	MR #26
P.M. Auto Repair Transmission	546 W 1st Street	Rialto, CA	6Y	MR #27
Manuel's Auto Repair	544 W 1st Street	Rialto, CA	6Y	MR #28
Rialto Industrial Park	522 W 1st Street	Rialto, CA	6Y	MR #29
Rialto Police Department	128 N Willow Avenue	Rialto, CA	6Y	MR #30
Parque Mobile Home Estates	185 N Eucalyptus Avenue	Rialto, CA	6Y	MR #31
Cypress Gardens Mobile Home Estates	750 E Rialto Avenue	Rialto, CA	6Y	MR #32
Peppertree Mobile Home Park	2930 E Rialto Avenue	Rialto, CA	6Y	MR #33

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6. Resources for which further study is needed because evaluation was not possible (e.g., archaeological sites that require a test excavation to determine eligibility): None.

Josh Poorman, a consultant who meets the PQS standards in Section 106 PA Attachment 1 as an Architectural Historian or above, has determined that the other properties present within the APE, including State-owned resources, meet the criteria for Section 106 PA/5024 MOU Attachment 4 (Properties Exempt from Evaluation).

6.2 CONCLUSION

In summary, three (3) resources were listed as eligible to the NRHP or eligible with restoration in the APE prior to this report. Of these three resources, none of these resources have been recommended as eligible for listing in the NRHP within the APE as a result of the study. None of the historical resources were evaluated pursuant to CEQA through its potential eligibility as a local landmark, pursuant to the City of Rialto Historic Preservation Ordinance.

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SECTION 7.0
QUALIFICATIONS

Josh Poorman holds a PhD in history from the University of Southern California. He meets the Secretary of the Interior's *Professional Qualifications Standards* as an Architectural Historian and Historian. He has more than 11 years of experience, including 7 years in California, as a historian of the built environment, including work on field surveys, archival research, and preparation of Section 106 and CEQA compliance documents.

Morgan Thomas holds an MS in curriculum instruction with an emphasis in history from Pensacola Christian College. She meets the Secretary of the Interior's *Professional Qualifications Standards* as Historian. She has more than 10 years of experience working as a historian, including multiple years conducting field surveys, archival research, and preparing Section 106 and CEQA compliance documents.

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APPENDIX A
DPR 523 SERIES FORMS

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: Pacific Electric Railway, San Bernardino Line

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

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

***b. USGS 7.5′ Quad** Varies; See Location Record, Table 1

c. Address See Table 1 City Zip

d. UTM: (Give more than one for large and/or linear resources)

Western End	Zone	11S ,	384713.63	mE/	3767738.16	mN
Eastern End	Zone	11S ,	472789.31	mE/	3773283.14	mN

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

Elevation: N/A feet above mean sea level Parcel #(s): N/A

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

The Pacific Electric Railway San Bernardino Line was an interurban line operated by the Pacific Electric Railway between Downtown Los Angeles and San Bernardino, California. The San Bernardino Line used standard gauge rails for both passenger trolley service with a 1,200-volt overhead electrical power lines, as well as freight service. The San Bernardino Line extended 57.78 miles between termini. Full service from Downtown Los Angeles to San Bernardino began on July 11, 1914, though stations closer to the Los Angeles terminus had service earlier. Service beyond Baldwin Park (except for rush hour service through Covina) was discontinued on November 1, 1941. Passenger service to Covina was discontinued on March 28, 1947. Additional passenger trains operated between Etiwanda and San Bernardino through October 15, 1950, when passenger service along the line ended. On October 1, 1951, all operations between Downtown Los Angeles and San Bernardino were dieselized. Freight operations continued through the City of Rialto until the 1990s with the consolidation of the Southern Pacific Railroad when it was acquired by and merged into Union Pacific Railroad in 1996.

P3b. Resource Attributes: (List attributes and codes) AH7. Roads/trails/railroad grades; HP11. Engineering structure

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View from N Riverside Avenue, City of Rialto



View (Direction Facing): East

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1914

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based records of the Electric Railway Historical Association of Southern California

***P7. Owner:**	City of Rialto (Segment 1)
Address	105 S Palm Avenue
City, State, Zip	Rialto, CA 92376
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA, 91107
***P9. Date Recorded:**	08/22/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☒ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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P2e. Location (continued):

Table 1. San Bernardino Line Point Observations and Segments Presented in Linear Feature Records

PE Alignment Point or Segment	Description / Cross Streets	UTM
Point 1	S Los Angeles Street to the immediate east of Pacific Electric's 6th and Main Street Station (610 S Main Street, Los Angeles) in Downtown Los Angeles	Zone 11S, 384680.04 m E/ 3767772.07 m N
Point 2	E Aliso Street between Los Angeles Street and N Alameda Street (at since-eliminated intersection with San Pedro Street) in Downtown Los Angeles	Zone 11S, 385686.99 m E/ 3768849.81 m N
Point 3	Intersection of Ramona Boulevard and Peck Road in City of El Monte	Zone 11S, 405624.15 m E/ 3770843.87 m N
Point 4	Intersection of Ramona Boulevard and Badillo Street in City of Baldwin Park	Zone 11S, 411771.49 m E/ 3772276.07 m N
Point 5	Intersection of Badillo Street with N Lark Ellen Avenue at western boundary of City of Covina	Zone 11S, 415439.35 m E/ 3772123.08 m N
Point 6	Intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak	Zone 11S, 421916.91 m E/ 3772780.34 m N
Point 7	Alignment crossing at Lone Hill Avenue in City of San Dimas	Zone 11S, 423544.37 m E/ 3773688.74 m N
Point 8	Alignment crossing at E Street in City of La Verne	Zone 11S, 428975.42 m E/ 3773052.45 m N
Point 9	Intersection of 1st Street and Indian Hill Boulevard in City of Claremont	Zone 11S, 433643.07 m E/ 3772884.66 m N
Point 10	Intersection of 1st Street and Brooks Avenue in City of Claremont	Zone 11S, 434887.27 m E/ 3772929.84 m N

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Point 11	Alignment crossing at E Arrow Highway in City of Upland	Zone 11S, 441697.93 m E/ 3773364.24 m N
Point 12	Alignment crossing at Amethyst Avenue in Alta Loma community of City of Rancho Cucamonga	Zone 11S, 444836.34 m E/ 3776020.36 m N
Point 13	Alignment crossing at Etiwanda Avenue in Etiwanda community of City of Rancho Cucamonga	Zone 11S, 451722.65 m E/ 3776113.07 m N
Point 14	Alignment crossing at Seville Avenue in City of Fontana	Zone 11S, 459399.22 m E/ 3773448.95 m N
Point 15 and Segment 1	Alignment crossing at N Riverside Avenue in City of Rialto West terminus of Segment 1 is situated at alignment crossing at N Cactus Avenue in City of Rialto East terminus of Segment 1 is situated at alignment crossing at N Pepper Avenue in City of Rialto	Zone 11S, 465837.04 m E/ 3773463.94 m N
Point 16	Alignment crossing at N Rancho Avenue in City of San Bernardino	Zone 11S, 469296.19 m E/ 3773453.45 m N
Point 17	Along W Rialto Avenue between E and F Street in City of San Bernardino	Zone 11S, 472761.25 m E/ 3773376.53 m N

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** SAN BERNARDINO LINE, MR #1 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: Pacific Electric Railway, San Bernardino Line

B2. Common Name: Pacific Electric Railway, San Bernardino Line

B3. Original Use: Passenger and Freight Service B4. Present Use: Demolished; Paved Trail

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations):

Construction of the San Bernardino Line occurred in piecemeal fashion, with the full line from Downtown Los Angeles to San Bernardino completed and opened on July 11, 1914. Pacific Electric trains reached the City of Covina in 1907 (*Los Angeles Evening Express*, 1907). Tracks reached San Dimas by 1910. The Ontario and San Antonio Heights Railroad Company completed the route between Pomona and Upland. Pacific Electric acquired this company in 1912 (*The Electric Interurban Railways in America*, 1960). Trains began running from the Pacific Electric Building at 610 S Main Street in Downtown Los Angeles to Pomona as early as 1912 but became subsumed within the fully completed San Bernardino Line in 1914.

As passenger service dwindled into the late 1940s and was discontinued in 1950 following a surge in automobile use across Southern California, the San Bernardino Line's physical characteristics were modified to transition the alignment from its original dual functions of passenger and freight operations to sole use as a freight corridor beginning in 1951. The electrical power lines spanning the entirety of the San Bernardino Line were removed in the 1950s, shortly after all operations between Los Angeles and San Bernardino were dieselized. The Pacific Electric Building in Downtown Los Angeles remained, and the passenger station in San Bernardino was converted for use as a bus transportation hub. Following dieselization of the alignment, all crossing signals were converted from trolley-activated DC to low voltage circuit operation. By November 30, 1951, operators had removed all substations and electrical energizing facilities along the San Bernardino Line (*Electric Railway Historical Association of Southern California*, n.d.).

Much of the track along the San Bernardino Line has been removed at various points. The elevated track structure exiting the east elevation of the Pacific Electric Building in Downtown Los Angeles was removed between 1952 and 1964 according to historic aerial photographs. Construction of the 101 Freeway cutting through Downtown Los Angeles in the mid-1950s obliterated much of the original alignment. The Aliso Street Viaduct was subsumed within construction of a freeway overpass spanning the Los Angeles River as part of this construction effort. According to historic aerial photographs, much of the track was removed in the 1970s from the alignment along what is (at the time of this report in 2025) paved Ramona Boulevard in the City of El Monte and paved Badillo Street in the Cities of Baldwin Park, Covina, and San Dimas. Various municipalities, including Upland, Rancho Cucamonga, and Fontana, removed tracks for the construction of the concrete paved Pacific Electric Bike Trail in the 2000s from Claremont Boulevard on the eastern edge of the City of Claremont to N Cactus Avenue in the City of Rialto. Tracks of the San Bernardino Line within the City of San Bernardino appear to have been removed at some point in the 1960s or 1970s according to historic aerial photographs.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A b. Builder Henry E. Huntington; Southern Pacific Railroad

***B10. Significance: Theme** Transportation Infrastructure **Area** N/A

Period of Significance 1914-1951 **Property Types:** Railroad

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

The period of significance for the Pacific Electric Railway San Bernardino Line extends from 1914 when electric interurban services opened on the line from Los Angeles to San Bernardino through 1951 when the overhead electrical power lines were removed and the line transitioned to operation for diesel freight locomotives. The Pacific Electric Railway was an extensive electrified commuter (and to a lesser extent freight) railway with over 1,000 miles of rail lines throughout Southern California. Historian Paul Ayer noted that the Pacific Electric Railway was a "community-creating device" (*This was Pacific Electric: A Complete History*, 2003). Following Henry E. Huntington's sale of the Pacific Electric Railway to Southern Pacific Railroad in 1910, also known as the "Great

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Merger," Pacific Electric became a wholly owned subsidiary of Southern Pacific. The latter also operated freight trains on the San Bernardino Line after Pacific Electric operations ceased in 1950.

The Huntington family helped fund the railroad systems throughout Southern California. The Huntington family had a financial empire that included railroad systems, utility companies, and vast landholdings. Collis P Huntington was one of the so-called "Big Four" behind the construction of the Transcontinental Railroad and was president of the Southern Pacific. Henry Huntington, nephew of Collis P Huntington, became vice president of the Southern Pacific in 1900. Squeezed out of the Southern Pacific Railroad after his uncle's death, Henry Huntington started investing in the small interurban lines consolidated by Sherman and Clark. In 1901, Henry Huntington incorporated under the name Pacific Electric and bought a franchise to operate a rail line between Los Angeles and Long Beach. Huntington's company used the new technology of electric power for laying tracks. The first Pacific Electric line opened on Friday, July 4, 1902. The day that it opened, over 30,000 people took the Pacific Electric line to the beach town of Long Beach. The population of Long Beach exploded over 610% due to the Pacific Electric and became the fastest growing city in the nation (*This was Pacific Electric: A Complete History*, 2003).

In 1902, Henry Huntington hired Epps Randolf to devise new routes throughout Southern California. The Pacific Electric Railway was an amazing feat of civil engineering that also required imagination. Up to 1902, Southern California was mainly unpopulated. The right-of-way along the Pacific Electric Railway started to be built up and distance became irrelevant to the people of Southern California. The Pacific Electric Railway added to the lexicon in Southern California the term "commuter" (*This was Pacific Electric: A Complete History*, 2003).

The San Bernardino Line symbolizes the unique settlement patterns of Southern California, which can be characterized as sprawling suburban development outward, rather than upward like many other cities within the United States. The San Bernardino Line played a formative role in the establishment of numerous cities between its two termini which reflected this low-density, low-rise pattern of residential development. The San Bernardino Line, with its several branches, did more than any other line to give Pacific Electric the distinction of being classified as an interurban operator. Construction of the San Bernardino, Redlands, and Riverside lines started which ultimately connected San Bernardino and Riverside to the City of Los Angeles in 1906. The first cars into Covina ran in 1907, and in 1910 the line was extended to San Dimas. Construction of the Pomona-Claremont-Upland segment followed that was built by Ontario & San Antonio Heights Railway which the Pacific Electric Railway absorbed in 1912. The Pomona-Claremont-Upland segment opened on December 1, 1910 (*Electric Railway Historical Association of Southern California*, n.d.).

Henry Huntington sold his portion of the Pacific Electric Railway in 1910 as part of the Great Merger. Southern Pacific Railroad consolidated seven regional electric streetcar and interurban systems in Southern California to form the Pacific Electric Railway. The Great Merger between Southern Pacific Railroad and Pacific Electric Railway in November 1910 led to utilization of Southern Pacific Railroad with the Pacific Electric Railway. The merger allowed for the PE Railway to close the 20-mile gap between Upland and San Bernardino. The line was completed in 1914 and formally opened for service July 11, 1914, with a great parade. At the time when the San Bernardino Line opened the San Bernardino area had a population of approximately 17,000 people, Riverside area had a population of approximately 20,000 people, and Redlands had a population of approximately 15,000 people. The San Bernardino Line gave immediate access to points reached by the affiliated San Bernardino Valley Traction Company, which included Highland, Colton, Patton, and Redlands. When completed, the San Bernardino Line was the longest line of the Pacific Electric (*Electric Railway Historical Association of Southern California*, n.d.).

When the first car arrived from Los Angeles to San Bernardino, it bore the Los Angeles Mayor H. H. Rose, Pacific Electric President Paul Shoup, and other dignitaries. To mark the occasion, Alta Loma donated a ceremonial last spike made of silver. The silver spike was driven into the orangewood tie that Fontana had gifted by hammers that were donated by Etiwanda and Rialto (*LA Times*, 1914). The ceremony symbolized the connection between the different communities that were now connected by the Pacific Electric Railway. The opening of the San Bernardino Line allowed for the territory between Los Angeles and San Bernardino to become a suburban to the two cities. The citrus industry benefited from the Pacific Electric Railway in Rialto, as well as the suburban homes (*LA Times*, 1914).

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The San Bernardino Line not only carried passengers but also hauled freight. When Henry Huntington built the Pacific Electric Railway, he had built his system with standard gauge track. Since Huntington built his railway lines with standard gauge, the railway could also support freight. The San Bernardino Line hauled citrus, followed by other manufacturing products like gravel, cement, and oil. The San Bernardino Line was one of the Pacific Electric's "big three" freight lines. The San Bernardino Line ranked second of the three big freight lines that Pacific Electric Railway had. The other two Pacific Electric freight lines included Los Angeles Harbor and El Segundo routes. The freight lines provided the Pacific Electric Railway with a lucrative source of income. Due to being also a freight line, the San Bernardino Line allowed for the Pacific Electric to be in direct competition with the Santa Fe Railroad, especially in the San Gabriel Valley (*Electric Railway Historical Association of Southern California*, n.d.).

In 1940, the Pacific Electric Railway demand started to decline with the rise of automobiles. On June 9, 1940, passenger service on the Los Angeles to San Bernardino Line was cut to four round trips daily. On November 1, 1941, the passenger service beyond Baldwin Park was discontinued except for rush hour through Covina. The last car to leave Los Angeles to San Bernardino ended on October 15, 1950. Although the Pacific Electric Railway stopped service in 1950, the San Bernardino Line was still used by freight trains (*Electric Railway Historical Association of Southern California*, n.d.). The San Bernardino Line was the first of the Pacific Electric's major lines to be fully given over to the diesel locomotive. On October 1, 1951, all operations between Los Angeles and San Bernardino were dieselized, and the trolley wires were removed shortly after.

Southern California development coincided with the development of the Pacific Electric Railway and the perfection of electric railway technology. The development of the Pacific Electric Railway led to organized yet linear sprawl patterns of development which can still be seen across the San Bernardino County, Los Angeles County, and Riverside County (*Electric Railway Historical Association of Southern California*, n.d.).

Evaluation

National Register of Historic Places and California Register of Historical Resources

Under Criterion A, the Pacific Electric Railway is significant as a formative method of passenger rail service in Southern California. The San Bernardino Line contributed to and enabled the formation of numerous towns in Southern California. Historian Paul Ayers referred to the Pacific Electric Railway as a "community-creating device," and the San Bernardino Line played this role for numerous cities and communities in between Downtown Los Angeles and San Bernardino. The San Bernardino Line symbolizes the unique settlement patterns of Southern California, which can be characterized as sprawling suburban development outward, rather than upward like many other cities within the United States. The San Bernardino Line played a formative role in the establishment of numerous cities between its two termini which reflected this low-density, low-rise pattern of residential development.

The San Bernardino Line, constructed with standard gauge rails to enable both passenger and freight shipments to operate on the same alignment, also contributed to the economic development of communities in between its termini because of its capacity as a freight line. The business generated on the San Bernardino Line, considered one of Pacific Electric's "big three" freight lines along with its Los Angeles Harbor and El Segundo routes, quickly became one of Pacific Electric's most lucrative sources of income. The San Bernardino Line enabled Pacific Electric (and Southern Pacific) to compete with the Santa Fe Railroad, principally in the citrus markets of the San Gabriel Valley.

The San Bernardino Line thus contributed to the suburban, residential development as well as the economic growth of the roughly sixty miles between Downtown Los Angeles and San Bernardino, contributing to unique real estate settlement patterns and economic output of greater Southern California in the first half of the twentieth century. Therefore, the subject resource is eligible for listing on the NRHP pursuant to Criterion A/1.

Under Criterion B/2, the San Bernardino Line is significant for its association with Henry E. Huntington. The city building records, historic newspaper articles, and other online sources identify Henry Huntington as an

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important leader in the development of Southern California. Henry Huntington financed the largest interurban railway system in Southern California. In 1901, Henry Huntington incorporated under Pacific Electric and started building a line between Los Angeles and Long Beach. When the Pacific Electric line first opened, about 30,000 people had traveled along the railway to the beach. In the decade after the establishment of the Pacific Electric Line, Long Beach's population grew over 610%. With the success of the line, Henry Huntington hired Epps Randolf to devise a network of new routes through the then, rural, Southern California. Henry Huntington built the system using standard gauge and competed with freight railroads such as the Santa Fe line. By the time of his retirement in 1910, the Pacific Electric Railway was on its way to serving four counties and connecting 50 communities. Therefore, Henry Huntington was an important figure to the developmental patterns of Southern California. Therefore, the linear resource is eligible for listing on the NRHP pursuant to Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The California-based Pacific Electric mass transit system served the Greater Los Angeles Area for over six decades. The Pacific Electric line covered over 1,000 miles and had over 2,100 PE interurban trains. The San Bernardino Line had both passengers and freight service due to the standard gauge. The San Bernardino Line became the longest line on which the system's speeds were consistently maintained. Furthermore, much of the San Bernardino Line was also unique in that it was the company's only 1,200-volt line. Furthermore, the Pacific Electric Railway utilized staff systems, new technology, that allowed the dispatcher to switch tracks in five seconds, opposed to the original three to ten minutes. According to research, the San Bernardino Line, with its several branches, gave the Pacific Electric Railway the distinction of being classified as an interurban operator. Therefore, the linear resource is eligible for listing on the NRHP pursuant to Criterion C/3.

The resource was constructed using common techniques and materials. The resource is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44-45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

Location: Despite the removal of tracks along most of the alignment between Downtown Los Angeles and San Bernardino, the alignment retains integrity of location. Paved streets, Metrolink rails, or the concrete paved Pacific Electric Bike Trail collectively comprise most of the alignment which has retained the linear feature of the historic-era Pacific Electric Railway alignment. The subject resource therefore retains integrity of location.

Design: The subject resource has lost all trolley lines and electric power poles, as well as all electrical generating substations formerly associated with the electrification of the railway. While the rail alignment continued

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operations as a freight shipment corridor into the latter half of the twentieth century, this continued use required the removal and destruction of these original electrical components of the design which enabled joint use as a passenger and freight alignment. The subject resource therefore does not retain integrity of design.

Setting: The surrounding environment of the property had changed primarily through increased development. The San Bernardino Line historically traversed farmland for much of its journey once departing Downtown Los Angeles and its immediate environs. At the time of this report in 2025, the right-of-way is surrounded by dense development along much, if not most, of its right-of-way. Much of the original right-of-way, however, is still extant as a result of either paved roads that follow the same route, or the Pacific Electric Bike Trail in the Cities of Upland, Rancho Cucamonga, and Fontana. Some portions of the right-of-way are no longer extant, particularly in Downtown Los Angeles, eliminating any sense of the original relationship between the alignment and surrounding setting. The railroad tracks in most places are no longer extant, eliminating the critical spatial relationship between the resource and surrounding environment. Overall, the setting is diminished but still largely there.

Materials: The San Bernardino Line has experienced a significant loss of integrity due to the removal of all electrical power poles and transmission lines along the alignment, as well as the removal of the power substations and electrical generating facilities along the alignment. While the rails, spikes, ties, and grade remain extant in very limited sections, including within the City of Rialto, these materials have been removed along the majority of the alignment. Even within sections of the historic alignment still used by Metrolink at the time of this report in 2025, particularly between N Lone Hill Avenue in the City of San Dimas and N Cambridge Avenue in the City of Claremont, materials have changed due to Metrolink's use of concrete ties rather than wood ties traditionally used prior to World War II. The San Bernardino Line therefore has a significant loss of its integrity of materials.

Workmanship: The workmanship of the subject resource has similarly diminished with the loss of materials. The method of construction of the original Pacific Electric Railway San Bernardino Line is no longer evident due to the loss of electrical power lines and electrical generating substations. The resource is no longer a powered source and has lost its transmission power, with no physical components extant to demonstrate how the resource was constructed to operated as an electrically powered interurban passenger line. The modernization of the historic alignment by Metrolink between N Lone Hill Avenue in the City of San Dimas and N Cambridge Avenue in the City of Claremont further diminish the original workmanship of the resource. The workmanship of the subject resource is therefore largely diminished and lost. The quality of original construction is no longer evident.

Feeling: The feeling of the Pacific Electric Railway's San Bernardino Line is diminished due to loss of electrical service. A majority of the original right-of-way remains extant, but the right-of-way alone, without reinforcement by the design, materials, and workmanship of the original electrified San Bernardino Line, falls short of evoking the resource's aesthetic or historic sense of its early-to-mid-twentieth-century operation as an electrified passenger trolley system.

Association: The San Bernardino Line in its entirety no longer retains a connection to significant events or people. A majority of the alignment bears no association to Pacific Electric operations, let alone rail operations in general. Where the right-of-way has been preserved through the Pacific Electric Bike Trail, some association exists, particularly around other extant features such as the Etiwanda Depot. In its entirety, however, the San Bernardino Line's association with historical operations of electrified interurban travel in the early-to-mid twentieth century is largely diminished. Insufficient integrity of design, materials, and workmanship remain to convey sufficient integrity of association with these historic operations.

The subject resource has therefore lost integrity of design, materials, and workmanship, leaving no physical evidence of its historic operation as an electrified interurban passenger line. The subject resource does retain integrity of location. The subject resource also retains minimal integrity of setting, feeling, and association, although these aspects are significantly diminished due to the loss of physical characteristics of electrification and subsequent modifications and changes in use. Therefore, although the subject resource is significant pursuant to Criteria A, B, and C of the NRHP and Criteria 1, 2, and 3 of the CRHR, the resource does not retain sufficient

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integrity to comprehensively convey this historic significance. Therefore, the subject resource is ineligible for listing in the NRHP or the CRHR.

City of Rialto Historic Preservation Ordinance

Segment 1, which spans N Cactus Avenue to N Pepper Avenue in the City of Rialto, was also evaluated for local significance.

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.
2. It is the site of a documented historic event.
3. It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.
4. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.
5. It is notable work of an architect or master builder.
6. It embodies elements of architectural design, detail, materials or craftsmanship.
7. It has unique or singular physical characteristics representing an established and familiar visual feature in the city.
8. It has unique design or detailing.
9. It is a particularly good example of a period or style.
10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

Segment 1 of the Pacific Electric Railway's San Bernardino Line from N Cactus Avenue to N Pepper Avenue within the City of Rialto also functioned for much of the twentieth century, and during its operations as a passenger trolley service, as a freight railroad along standard gauge rails. Segment 1 of the resource no longer retains sufficient character-defining features of an electrified railway system. There are no trolley lines and electric power poles; nor are there any electrical generating substations formerly associated with the electrification of the railway. With only the rails and associated wood ties existing along this portion of the alignment, there is no distinction visible between the resource's operation as the Pacific Electric Railway in the first half of the twentieth century and its subsequent operation as a standard railway for freight shipments later in the twentieth century.

While operation of the Pacific Electric Railway has value as part of the development of the City of Rialto, in tandem with development of other cities along the San Bernardino Line, the City of Rialto is not particularly representative of this development beyond nearby cities to its east and west along the alignment. The Rialto Junction served as a hub for two lines of the Pacific Electric Railway, including the east-to-west San Bernardino Line as well as the north-to-south Riverside-Rialto Line. Existence of the latter alignment has been obliterated by paving and addition of a median along N Riverside Avenue. The Pacific Electric Depot remains situated at the intersection's southeast corner at the time of this report in 2025, but further evidence of the Rialto Junction is no longer extant.

Much of the City of Rialto's development occurred in the postwar years with the associated housing and population booms. A rapidly expanding freeway system and increased affordability of automobile use for families also contributed to the City of Rialto's expansion in the middle of the twentieth century, when the Pacific Electric Railway San Bernardino Line's usage as a passenger trolley service had already been dwindling in the areas further from its hub in Downtown Los Angeles. Therefore, while the San Bernardino Line has demonstrable value as part of the early development of the City of Rialto, in its current condition at the time of this report in 2025 the resource bears little resemblance to the electrified rail line of the early twentieth century. It is therefore ineligible for listing as a local landmark under Criterion 1.

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The subject resource was not the site of a documented historic event; nor is it strongly associated with any person who significantly contributed to the culture, history, or development of the city. The resource is not one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen. The distinguishing characteristics were removed upon the de-electrification of the railway in the 1950s, when the resource transitioned to a freight shipment corridor typical of other alignments passing through and near the City of Rialto. It is not the notable work of an architect or master builder; nor does it any longer embody elements of architectural design, detail, materials or craftmanship in its standardized and de-electrified form at the time of this report in 2025. The resource lacks unique or physical characteristics representing an established and familiar visual feature in the city. It does not have unique design or detailing and is not a particularly good example of a period or style. It is not located within a historic district. Therefore, the subject resource (Segment 1) is ineligible for listing as a local landmark pursuant to Criteria 2/3/4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Anderson, S. H. "Automatic Substation on P. E. System." *The Pacific Electric Magazine*. Vol. 11, no. 5 (October 10, 1926): 3-4.

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Los Angeles Evening Express. 1 July 1907. "Pacific Electric Line to Covina is Opened." P. 7.

Los Angeles Times. 10 July 1914. "San Bernardino and All of Us." P. 14.

Los Angeles Times. 11 July 1914. "Silver Spike Is Sharpened: Ready to Bind Last Rail in Electric Track." P. 19.

Los Angeles Times. 12 July 1914. "A Great Electric Line." P. 17.

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Los Angeles Times. 12 July 1914. "Cities of Orange Belt Linked Electrically." P. 13.

Los Angeles Times. 12 July 1914. "Red Cars Make Suburbs of Rich Communities." P. 77.

Los Angeles Times. 12 July 1914. "San Bernardino Looms Big on Interurban Map." P. 77.

This Was Pacific Electric: A Complete History. DVD. Written and Edited by Thom Eberhardt. Produced by Stephanie Edwards. Prescott, AZ: Sky City Productions, 2003.

Veysey, Laurence R. "A History of the Rail Passenger Service Operated by the Pacific Electric Railway Company Since 1911 and by its Successors Since 1953. Los Angeles, CA: Interurbans, 1958.

B13: Remarks: Associated property types, such as passenger depots were not evaluated in this evaluation and may be determined eligible individually.

***B14. Evaluator:** Josh Poorman/Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

(Sketch Map with north arrow required).

***Date of Evaluation:** 08/22/2025

(This space reserved for official comments).

See Linear Feature Records

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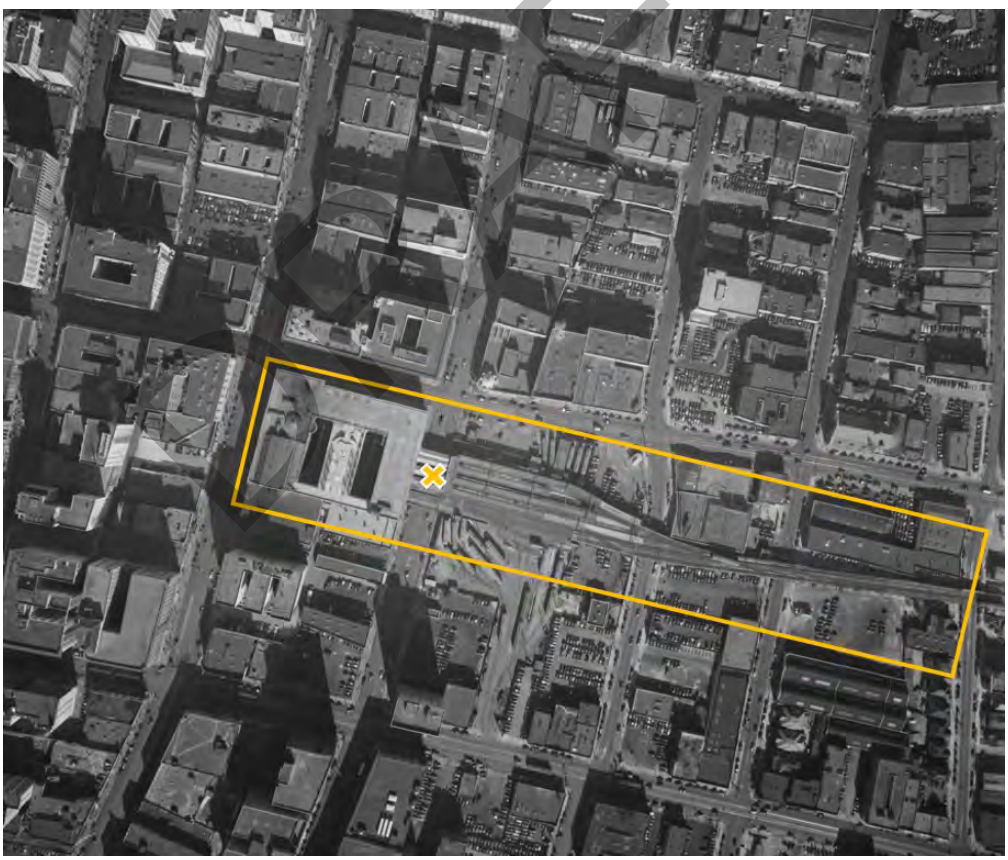
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #1

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 384680.04 m E/ 3767772.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The Pacific Electric Railway's San Bernardino Line, which enabled passengers to travel from downtown Los Angeles to the City of San Bernardino, began at the company's station at 610 S Main Street in Los Angeles. The building was known by several names, including: Pacific Electric Building, 6th and Main, and the Huntington Building, after the railway's founder, Henry Huntington. The San Bernardino Line exited to the east via an elevated structure over downtown streets to reach San Pedro Street at grade. An aerial photograph from 1934 shows elevated tracks above S Los Angeles Street to the immediate east of the station. The 1934 aerial shows the elevated tracks extending over, from west to east: S Los Angeles Street, Maple Avenue, Wall Street, and San Julian Street. The San Bernardino Line curved northward on San Pedro Street after passing San Julian Street, where it headed toward Union Station and destinations eastward.



1934 Aerial Photograph of Pacific Electric Railway's 6th and Main Street Station and Eastbound Departure Platforms
SOURCE: UCSB FrameFinder

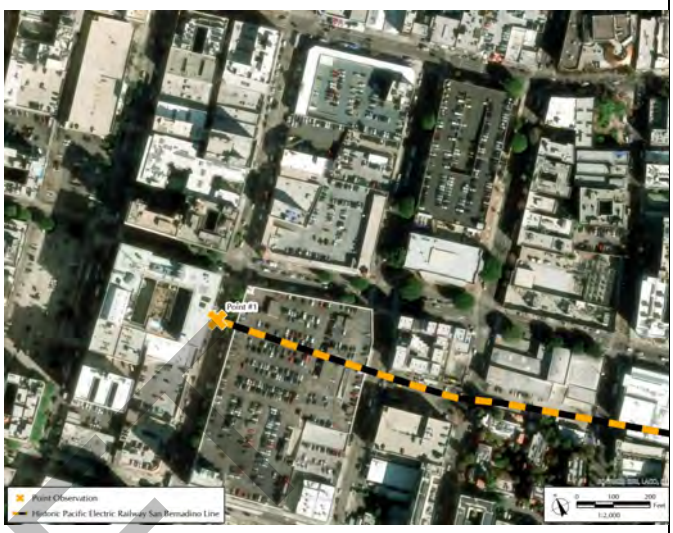
LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: Pacific Electric Building (NRHP Reference # 09000180)

L4e. Sketch of Cross-Section (include scale), **Facing:** Plan View

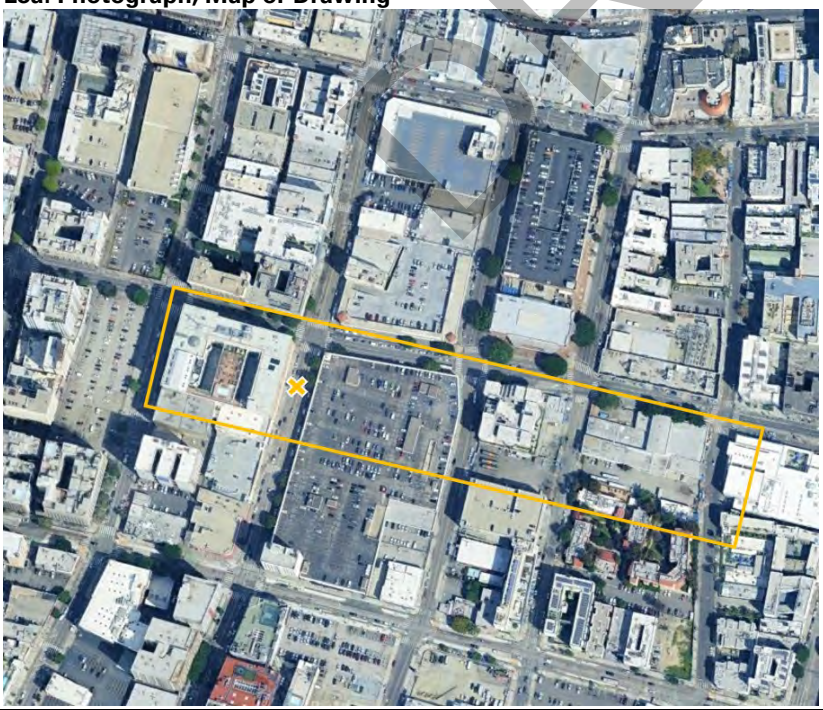


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 1 along the historic alignment of the Pacific Electric Railway's San Bernardino Line is surrounded by dense commercial and residential buildings in downtown Los Angeles.

L7. Integrity Considerations: The Pacific Electric Railway that originated on 6th and Main Street is no longer extant. Buildings have replaced the original alignment exiting eastward from the 6th and Main Street Station.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Pacific Electric's 6th and Main Street Station with outline of historic alignment of the Railway's San Bernardino Line (2025).

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

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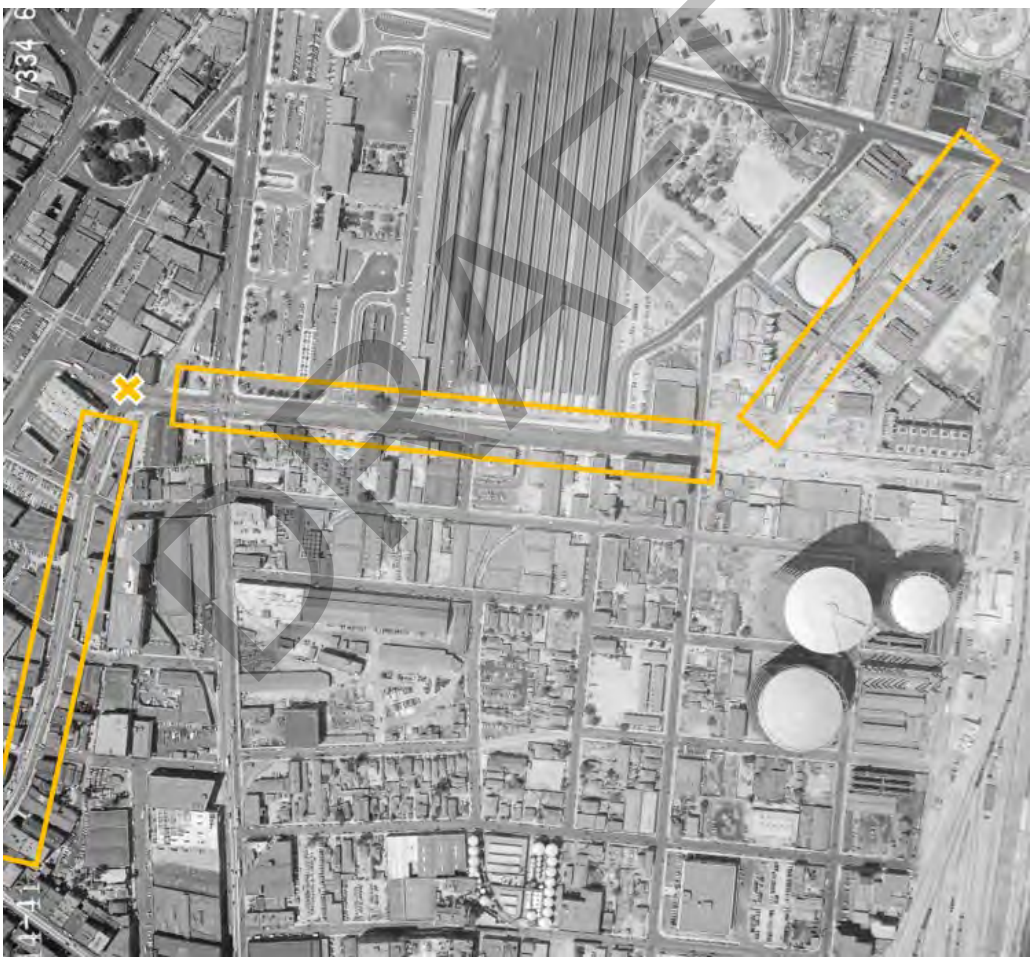
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #2

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 385686.99 m E/ 3768849.81 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line's dual tracks continued northward at grade along San Pedro Street. The tracks turned east on Aliso Street. Shortly after turning, the tracks passed a connection point with Union Station to the southeast of the buildings and immediate west of the rail yard. The San Bernardino Line continued eastward past Union Station and veered in a northeasterly direction before crossing the Los Angeles River and Mission Road on the Aliso Street Viaduct.



1941 Aerial Photograph of San Bernardino Line's eastbound route on San Pedro and Aliso Streets while passing Union Station
SOURCE: UCSB FrameFinder

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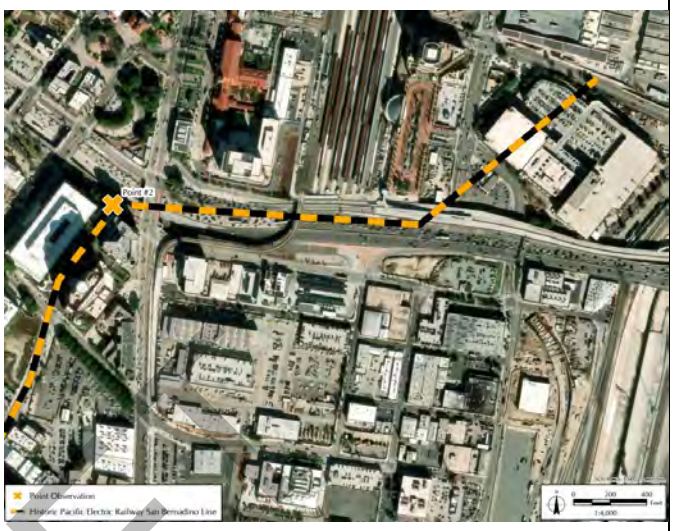
Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

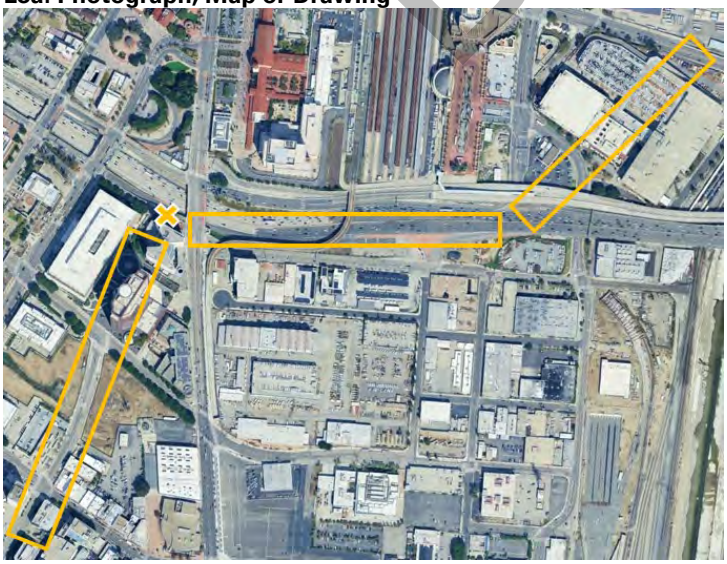


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 2 along the historic alignment of the Pacific Electric Railway's San Bernardino Line is surrounded by institutional and commercial buildings, including the Edward R. Roybal Federal Building, LADOT Bus Operation Facility, and C. Erwin Piper Technical Center. The 101 Freeway runs on an east-west axis through this portion of downtown Los Angeles.

L7. Integrity Considerations: Construction of the 101 Freeway eliminated this portion of the alignment and other eastbound lines of the PE Railway. The tracks along San Pedro Street have been removed and replaced with pavement. The Edward R. Roybal Federal Building complex has destroyed the original alignment and roadway on which this alignment traveled prior to turning eastward on E Aliso Street. The alignment of tracks along E Aliso Street was destroyed with construction of the 101 Freeway. The Aliso Street Viaduct has been reconstructed to a freeway bridge, and the tracks have been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view and outline of alignment along San Pedro and E Aliso Streets (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

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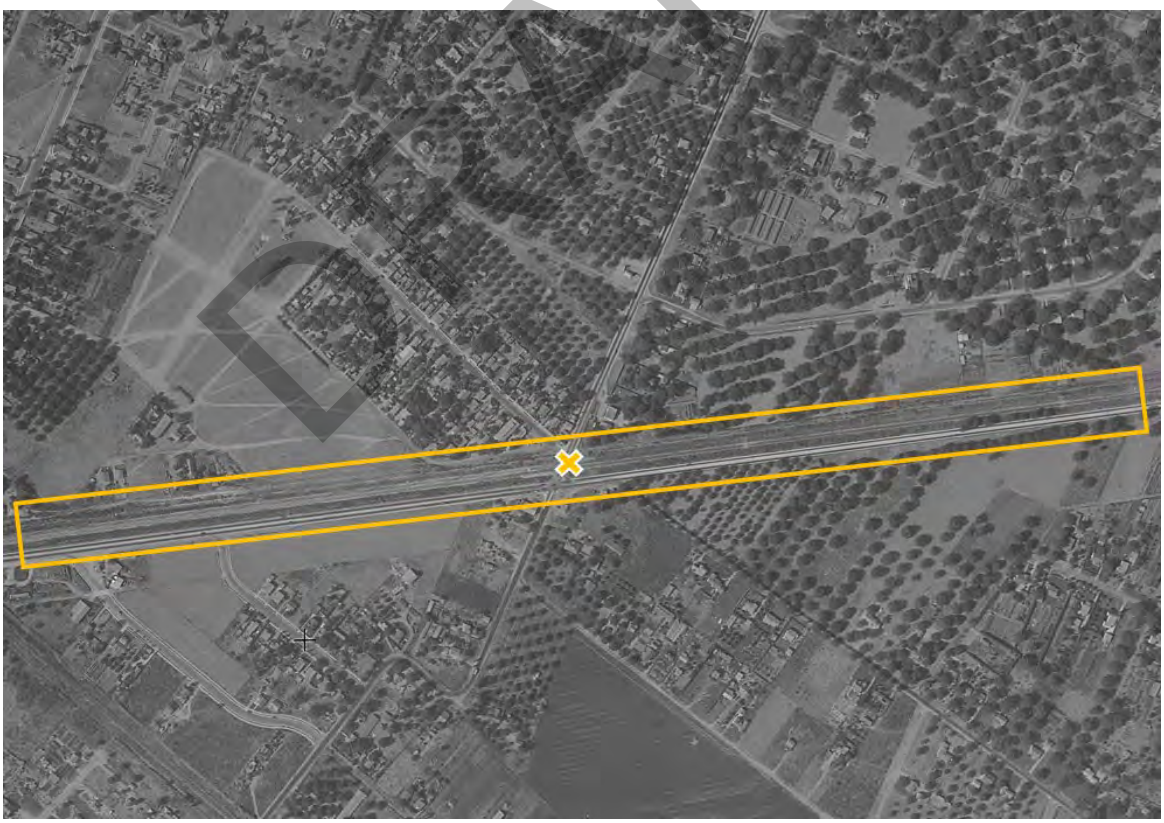
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point 3

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 405624.15 m E/ 3770843.87 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
After crossing the Los Angeles River, the San Bernardino Line's tracks entered a private way and ran easterly and then northerly under the Brooklyn Avenue (Macy Street) Bridge. The line continued past the Macy Carhouse to Echandia Junction, where the South Pasadena Line branched north. From Echandia Junction, the tracks headed eastward, paralleling Ramona Boulevard, through the State Street Yard to Valley Junction, where the Pasadena and Monrovia-Glendora Lines branched north. From Valley Junction (at the intersection of Soto Street and the I-10 Freeway, dual tracks continued on private way eastward along Ramona Boulevard through the Cities of City Terrace, Monterey Park, Alhambra, San Gabriel, and Rosemead to Baldwin Avenue in El Monte. The subject comparative aerial photos from 1938 and 2025 depict the dual-track alignment approximately 1.75 miles to the east of Baldwin Avenue. Point 3 is situated at the intersection of Ramona Boulevard and Peck Road in the City of El Monte. The dual track alignment travels in a northeasterly direction, still paralleling Ramona Boulevard. The shadows of evenly dispersed electrical power lines along the alignment are visible in the 1938 aerial photograph. The line continued to the east city limits of El Monte at the San Gabriel River.



1938 Aerial Photograph of San Bernardino Line paralleling Ramona Boulevard in the City of El Monte
SOURCE: UCSB FrameFinder

DRAFT

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

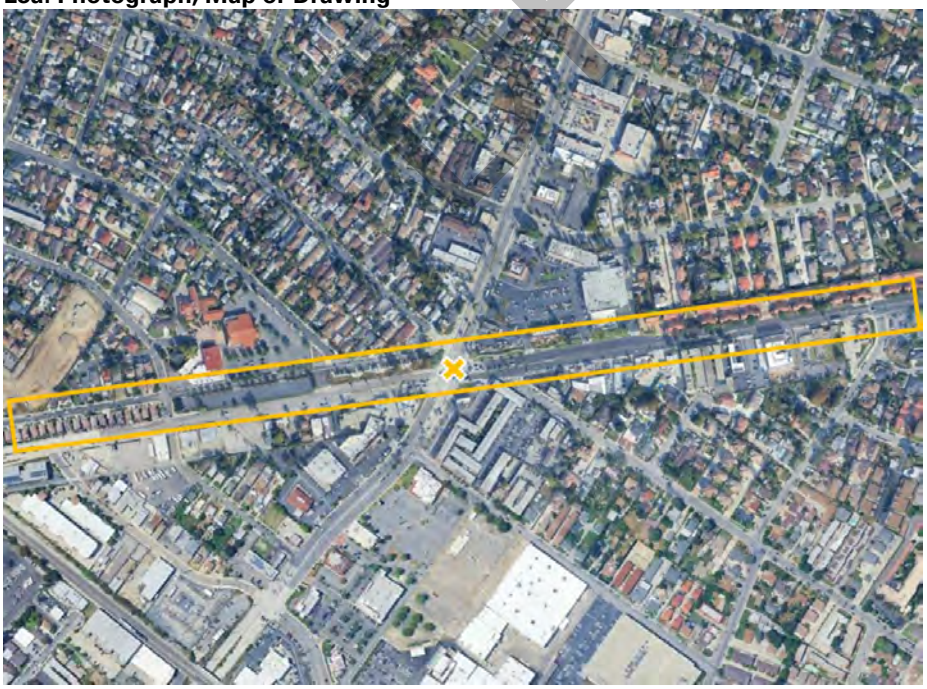


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 3 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial development and a combination of single-family and multi-family residential development.

L7. Integrity Considerations: The historic-era railroad tracks originally running parallel to Ramona Boulevard have been removed. The alignment of Ramona Boulevard, paved with a concrete median, mirrors that of the historic-era Pacific Electric alignment, but all physical evidence, including rails and electric power lines, are no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Ramona Boulevard intersection with Peck Road in the City of El Monte, with outline of removed dual tracks (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

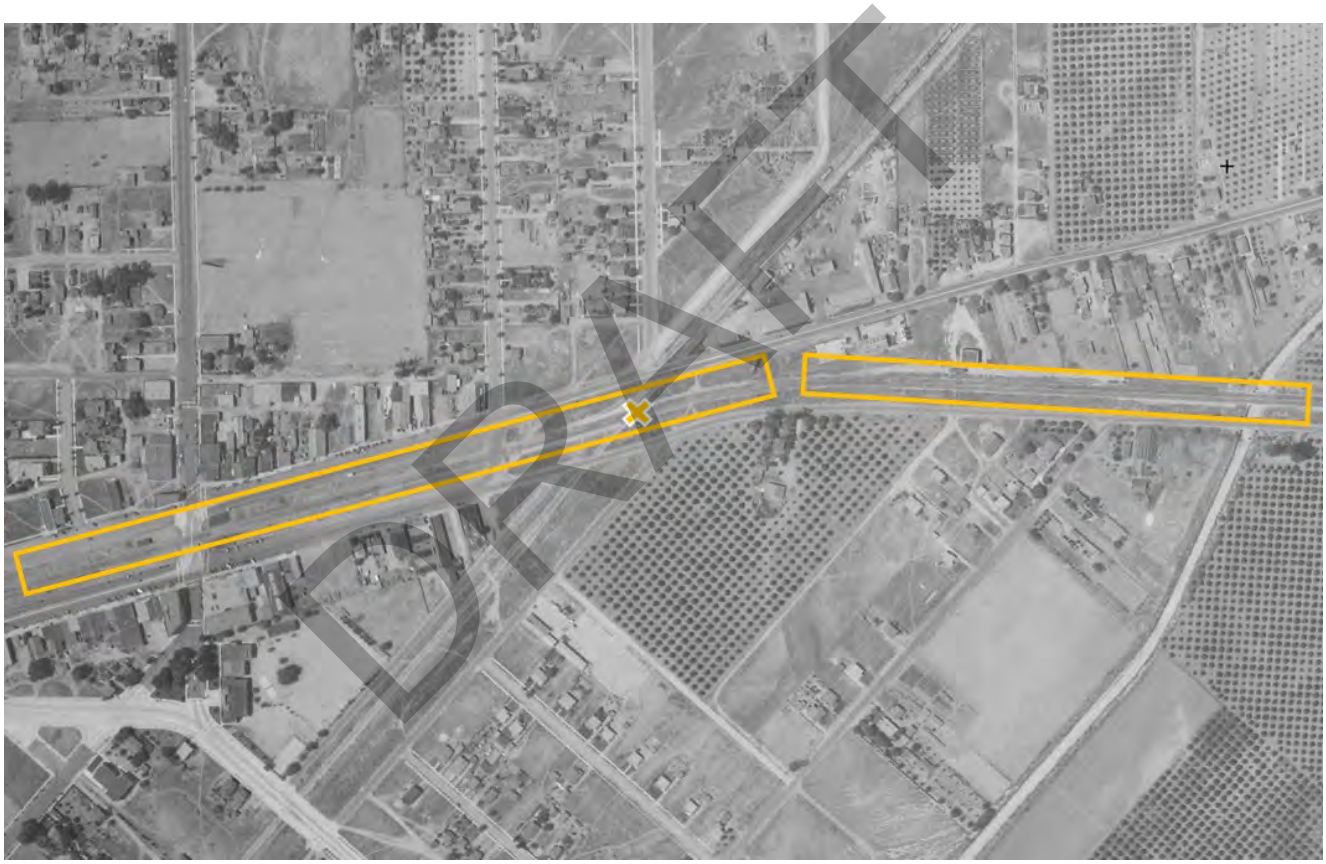
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #4

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 411771.49 m E/ 3772276.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
From the San Gabriel River, the line continued eastward, paralleling Ramona Boulevard in a northeasterly direction. Once reaching Badillo Street in the City of Baldwin Park, the alignment shifted directly eastward along Badillo Street as far as Grand Avenue in Covina.



1934 Aerial Photograph of San Bernardino Line at intersection of Ramona Boulevard and Badillo Street in the City of Baldwin Park
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

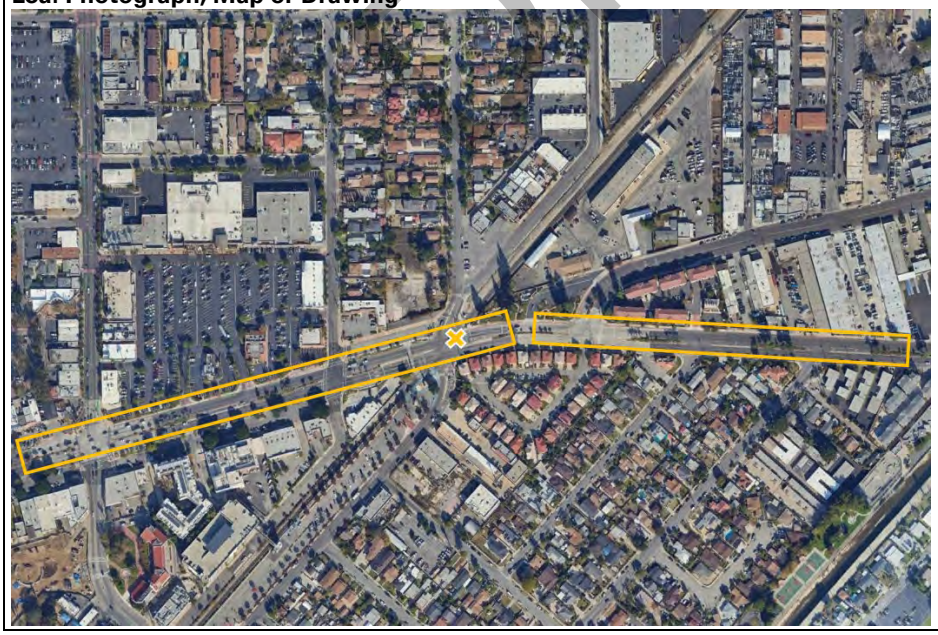


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 4 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial and residential development along Ramona Boulevard. Industrial development is present to the northeast of Point 4. Metrolink's San Bernardino Line intersects with the historic alignment at the intersection with Badillo Street.

L7. Integrity Considerations: The historic-era railroad tracks originally running parallel to Ramona Boulevard and shifting directly east along Badillo Street have been removed. The alignment of Ramona Boulevard and Badillo Street, each paved with a concrete median, mirrors that of the historic-era Pacific Electric alignment, but all physical evidence, including rails and electric power lines, are no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Ramona Boulevard and Badillo Street in City of Baldwin Park with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

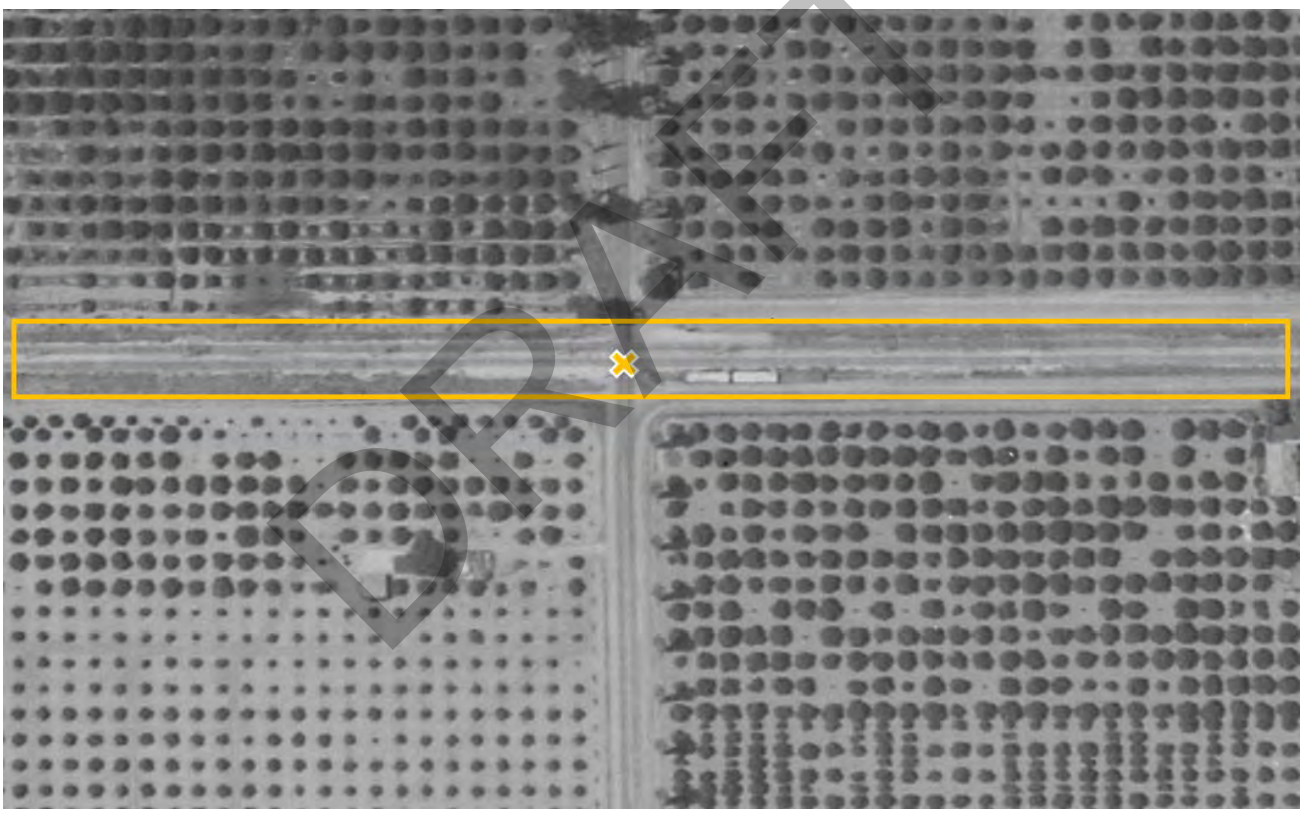
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #5

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 415439.35 m E/ 3772123.08 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The double tracks of the San Bernardino Line continued eastward along Badillo Street from the City of Baldwin Park as far as Grand Avenue in the City of Covina. Point 5 is situated at the intersection of Badillo Street and N Lark Ellen Avenue in the City of Covina. Visible in the 1934 aerial photograph are the shadows of evenly dispersed electrical power lines along the alignment. A cluster of three train cars is also visible to the immediate east of the intersection in the 1934 aerial, though it is unclear if these are electric trolleys or freight cars.


DRAFT

1934 Aerial Photograph of San Bernardino Line at intersection of Badillo Street and N Lark Ellen Avenue in the City of Covina
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

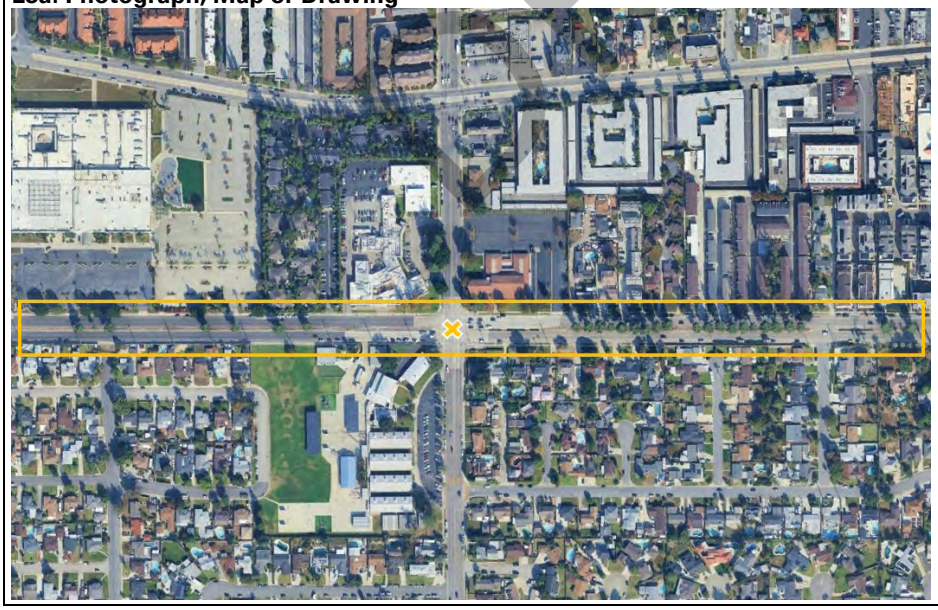


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 5 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes institutional development, such as the Kindred Hospital San Gabriel Valley to the northwest of the intersection and Grovecenter Elementary School to the southwest of the intersection, as well as dense single-family and multi-family residential development.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street have been removed and replaced with paved asphalt and a concrete median.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Badillo Street as it crosses N Lark Ellen Avenue into City of Covina with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

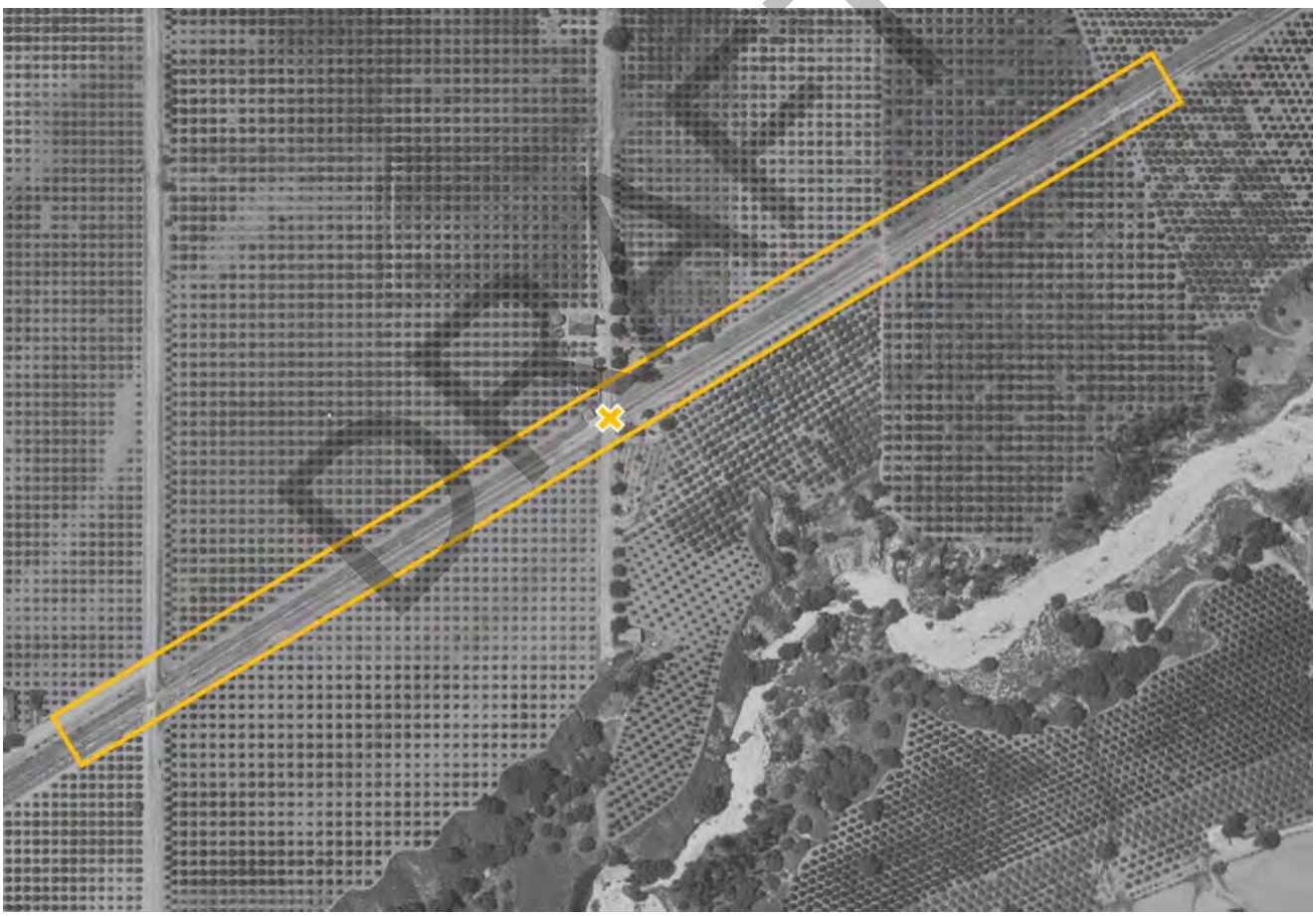
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #6

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 421916.91 m E/ 3772780.34 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
At Grand Avenue in the City of Covina, the line became a single track and ran on a private way along the north side of Badillo Street as far as Banna Avenue in Covina. After crossing Banna Avenue, the line turned in a northeasterly direction and continued on a private way. At the time of this report in 2025, this portion is composed of Ruddock Street, Badillo Street, and Stratford Lane. Point 6 is situated at the intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak. Visible in the 1934 aerial photograph are the shadows of evenly dispersed electrical power lines along the alignment.



1934 Aerial Photograph of San Bernardino Line at intersection of Badillo Street and N Sunflower Avenue near the unincorporated community of Charter Oak
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 6 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes primarily single-family residential development. There is a group of four large tanks to the northwest of the intersection.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street have been removed and replaced with paved asphalt and a concrete median.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial view of Badillo Street at intersection with N Sunflower Avenue near unincorporated community of Charter Oak with outline of removed tracks along this alignment (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #7

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 423544.37 m E/ 3773688.74 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line continued from the City of Covina in a northeasterly direction along Badillo Street. Prior to reaching the intersection with Lone Hill Avenue in the City of San Dimas, the line continued on what is Stratford Lane at the time of this report in 2025. At Stratford Lane and Lone Hill Avenue (historically known as San Dimas Junction), the main line turned and proceeded east toward Pomona, while a branch line continued on a private way northeasterly into San Dimas on a single track.



1934 Aerial Photograph of San Bernardino Line at intersection of Lone Hill Avenue in City of San Dimas
SOURCE: UCSB FrameFinder

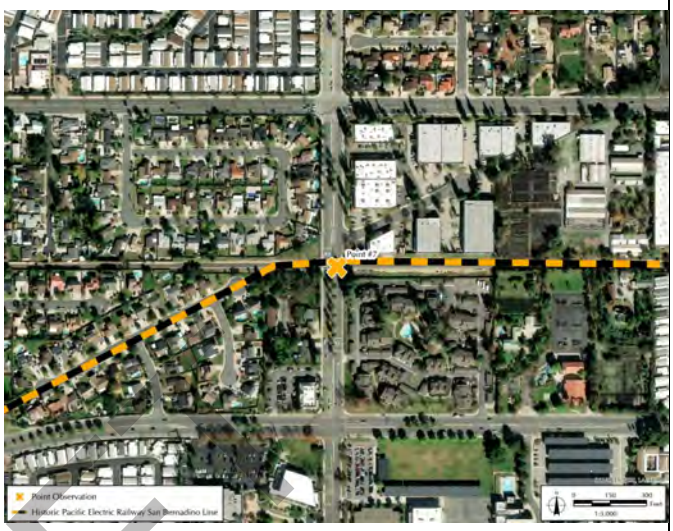
Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 7 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes dense single-family residential development. To the northeast of the intersection with Lone Hill Avenue is light industrial development. Once crossing Lone Hill Avenue, the Metrolink San Bernardino Line travels along the historic Pacific Electric route.

L7. Integrity Considerations: The historic-era railroad tracks originally traversing Badillo Street and what is Stratford Lane at the time of this report in 2025 have been removed and replaced with paved asphalt. The eastbound Metrolink line maintains the historic PE alignment, but all electrical power lines have been removed. Metrolink has replaced original wood ties with concrete ties along its alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment, turning from northeasterly to easterly direction at intersection with Lone Hill Avenue in City of San Dimas (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #8

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 428975.42 m E/ 3773052.45 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line continued on a private way eastward past Cataract Avenue and Walnut Avenue in the City of San Dimas, sloping southward once reaching the Puddingstone Channel. Once reaching E Street in the City of La Verne, which becomes Fairplex Drive within the City of Pomona to the immediate south of Point 8, the main line continued eastward while the local Pomona branch line sloped southward and continued on a private way. The 1948 aerial photograph depicts this branching just beyond E Street where the city boundaries of La Verne and Pomona meet. A Google Earth photograph from 2025 indicates the Metrolink San Bernardino Line continues to traverse the main branch alignment. Pomona's local branch line, while paved over by asphalt as part of the LA Fairgrounds complex, still appears visible in part beneath the asphalt.



1948 Aerial Photograph of San Bernardino Line crossing at E Street in City of La Verne
SOURCE: UCSB FrameFinder

DRAFT

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 8 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes a combination of residential, commercial, and industrial development. The Metrolink San Bernardino Line utilizes the historic alignment of the PE route. The LA County Fairgrounds are situated to the immediate south of the alignment.

L7. Integrity Considerations: The Metrolink line maintains the historic PE alignment, but all electrical power lines have been removed. Metrolink has replaced original wood ties with concrete ties along its alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing E Street in City of La Verne (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #9

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 433643.07 m E/ 3772884.66 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line continued on single track on private way, paralleling the Santa Fe Railroad (AT & SF) north of Arrow Highway. The alignment passed Towne Avenue and Indian Hill Boulevard in Claremont, shifting in a northeasterly direction and then running parallel (on what is E and W 1st Street in Claremont at the time of this report) to the immediate north of the AT&SF alignment. Point 9 is situated at the intersection of 1st Street and Indian Hill Boulevard in Claremont. Visible in the 1930 aerial photograph are electrical power lines evenly dispersed along the alignment. The Claremont Packing House, which is (and remains at the time of this report) situated directly adjacent to the AT&SF (and now Metrolink) rails, is also visible to the southwest of Point 9.

DRAFT



1930 Aerial Photograph of San Bernardino Line crossing Indian Hill Boulevard in City of Claremont
SOURCE: UCSB FrameFinder

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a. Top Width	N/A	☐ Feet ☐ Meters
b. Bottom Width	N/A	☐ Feet ☐ Meters

L4e. Sketch of Cross-Section (include scale), **Facing:**

LINEAR FEATURE RECORD

c. Height or Depth N/A ☐ Feet ☐ Meters

d. Length of Segment N/A ☐ Feet ☐ Meters

L5. Associated Resources: None

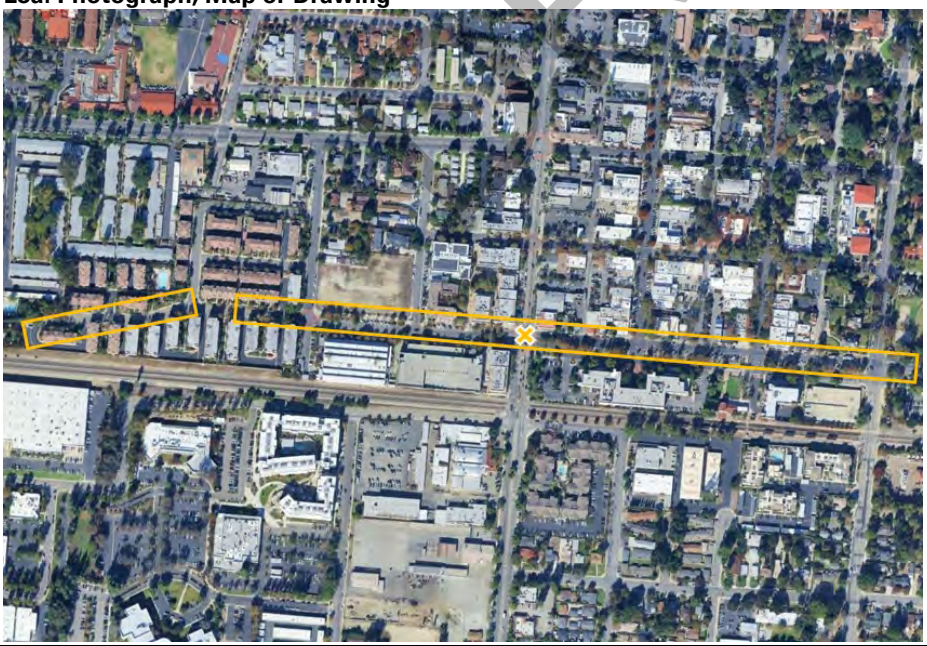


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 9 includes various residential, commercial, and institutional development in downtown Claremont, including Pomona College. The Claremont Packing House is situated along the Metrolink's San Bernardino Line, which utilizes the AT&SF Railroad alignment to the south of the historic PE alignment.

L7. Integrity Considerations: To the east of N Cambridge Avenue in the City of Claremont, the historic alignment of the PE Railway sloped northeastward and has been removed and replaced with the paved streets of N Berkeley Avenue and W and E 1st Streets. Electrical power lines have also been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Indian Hill Boulevard in City of Claremont (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

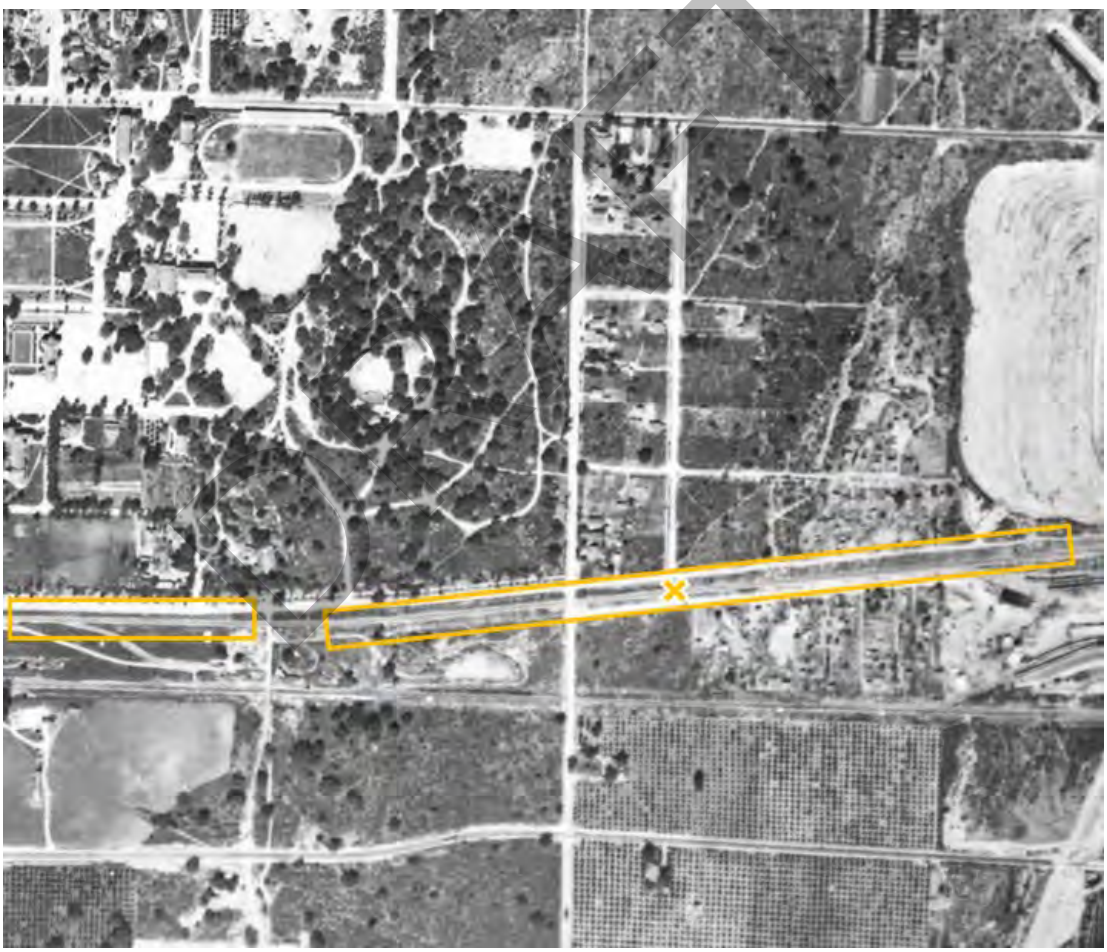
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #10

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 434887.27 m E/ 3772929.84 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
After passing eastward beyond S College Avenue in the City of Claremont, the San Bernardino Line continued in a northeasterly direction towards the City of Upland. To the east of Claremont Boulevard, which appears to have been constructed between 1966 and 1972 according to historic aerial photographs, the PE alignment divides the city boundaries of Upland (to its north) and Montclair (to its south). At the time of this report in 2025, the concrete-paved Pacific Electric Bike Trail commences to the immediate east of Claremont Boulevard.



1928 Aerial Photograph of San Bernardino Line at intersection with Brooks Avenue in City of Claremont
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

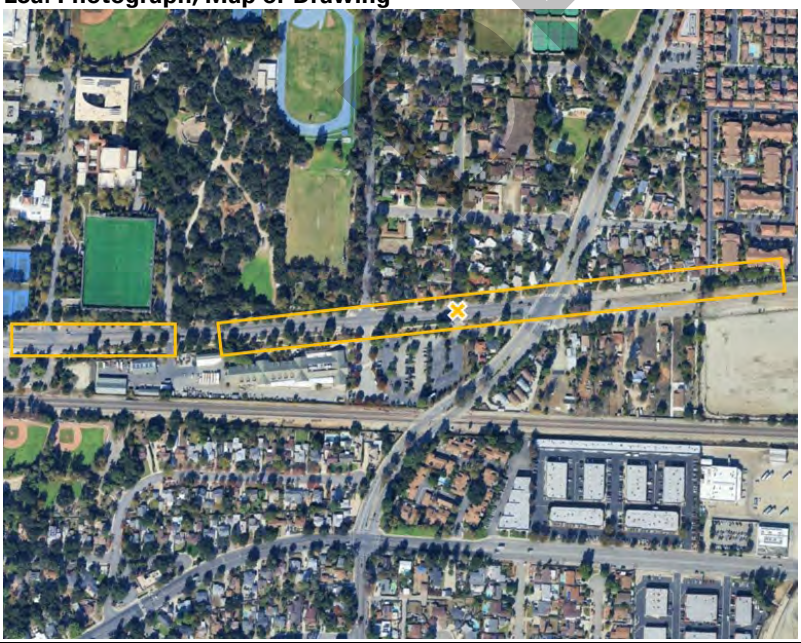


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 10 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential and institutional development, with Pomona College situated immediately north of the historic alignment that spanned E 1st Street.

L7. Integrity Considerations: The rails and electrical power lines of the PE Railway within the City of Claremont have been removed and replaced with the paved W and E 1st Street. To the east of Claremont Boulevard, the concrete paved Pacific Electric Bike Trail has replaced the historic alignment.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment traversing E 1st Street in City of Claremont (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #11

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 441697.93 m E/ 3773364.24 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line turned northeasterly to Benson Avenue in the City of Upland, where it then turned due east to run between Arrow Highway and 9th Street. The line took a northeasterly course near 13th Avenue in Upland, where it headed towards the City of Alta Loma. Point 11 is situated where the historic alignment and (at the time of this report in 2025) paved Pacific Electric Bike Trail intersect with E Arrow Highway in the City of Upland.



1938 Aerial Photograph of San Bernardino Line crossing at E Arrow Highway in City of Upland
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

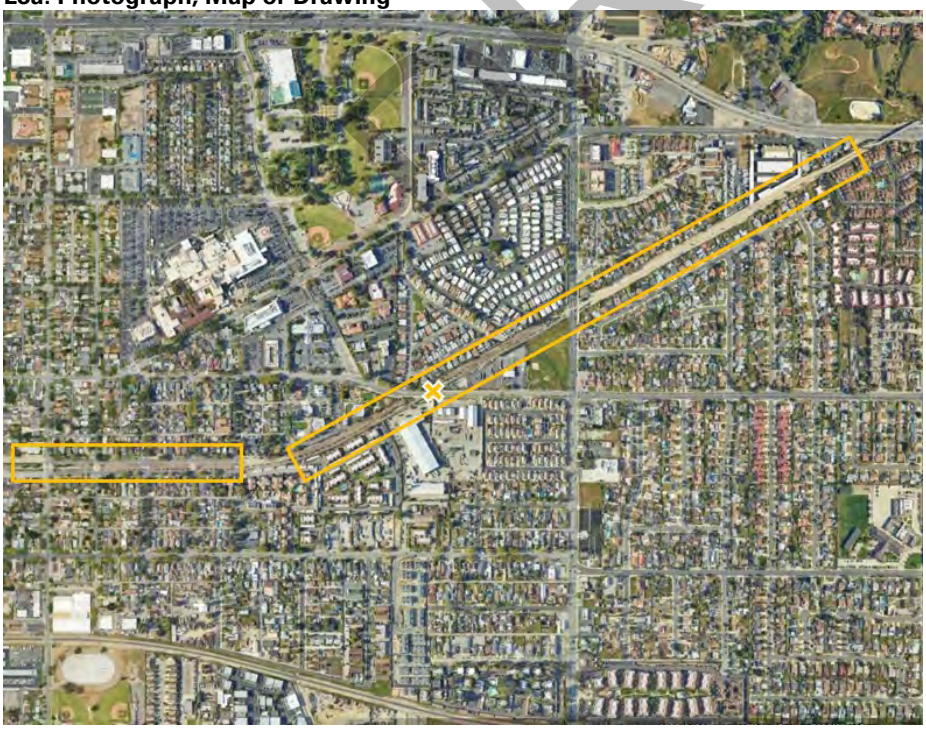


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 11 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential and institutional development, with the San Antonio Regional Hospital and various medical offices situated northwest of the alignment's intersection with E Arrow Highway.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the City of Upland have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing E Arrow Highway in City of Upland (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #12

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 444836.34 m E/ 3776020.36 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the Alta Loma neighborhood of the City of Rancho Cucamonga on a northeasterly route along a private way. Once reaching Archibald Avenue just north of Base Line Road, the route proceeded due east into open country paralleling Base Line Road.



1930 Aerial Photograph of San Bernardino Line crossing at Amethyst Avenue in Alta Loma community within City of Rancho Cucamonga
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 12 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential, commercial, and institutional development, with several law offices, a dental laboratory, and businesses in the immediate vicinity.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Alta Loma have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Amethyst Avenue in Alta Loma community of the City of Rancho Cucamonga (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

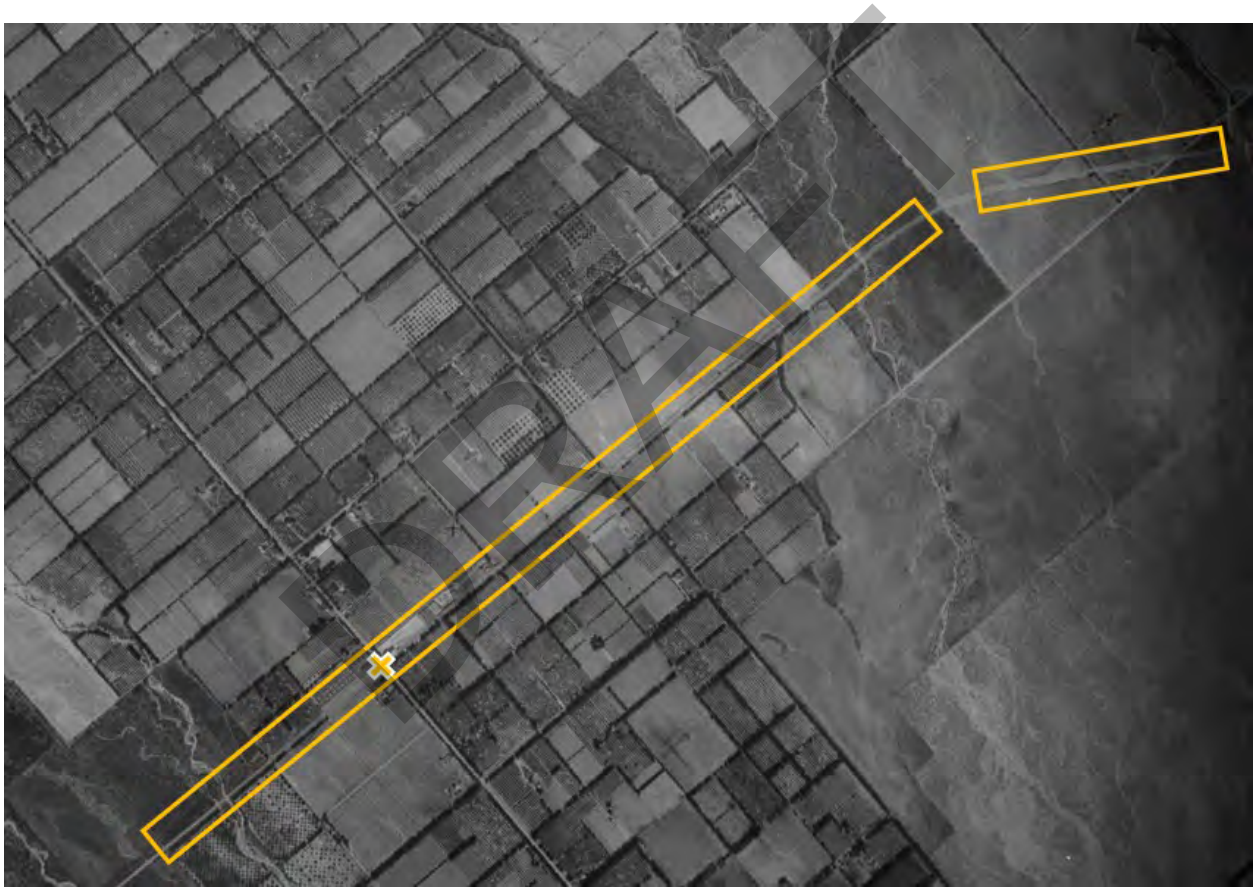
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #13

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 451722.65 m E/ 3776113.07 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate):
The San Bernardino Line entered the Etiwanda neighborhood of the City of Rancho Cucamonga on a direct easterly route, running parallel to the north of Base Line Route. Roughly one mile after passing Etiwanda Avenue, the route then turned in a southeasterly direction at East Etiwanda Creek into the City of Fontana.


DRAFT

1935 Aerial Photograph of San Bernardino Line crossing at Etiwanda Avenue in Etiwanda community within City of Rancho Cucamonga
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: Etiwanda Pacific Electric Depot (NRHP Reference # 11000119)

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 13 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes primarily residential development. The Etiwanda Pacific Electric Depot, listed on the National Register, is situated to the northeast corner of the intersection at Point 13. Grapeland Elementary School is situated to the southeast of the intersection.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Etiwanda have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Etiwanda Avenue in Etiwanda community of the City of Rancho Cucamonga (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

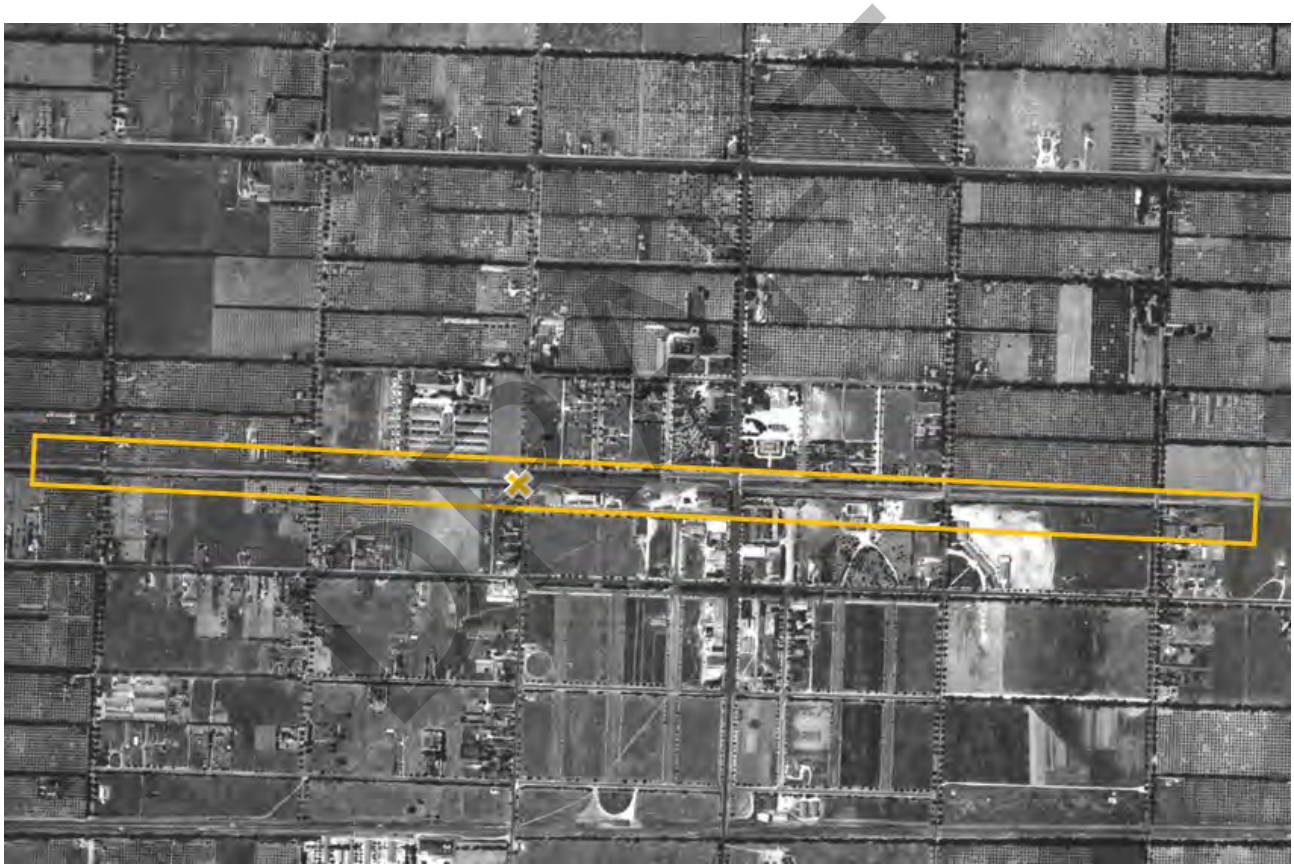
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #14

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 459399.22 m E/ 3773448.95 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of Fontana in a southeasterly route and turned due east when crossing Citrus Avenue. From there, it paralleled Arrow Boulevard to the north through the City of Fontana and into the City of Rialto.



1938 Aerial Photograph of San Bernardino Line crossing at Seville Avenue in City of Fontana
SOURCE: UCSB FrameFinder

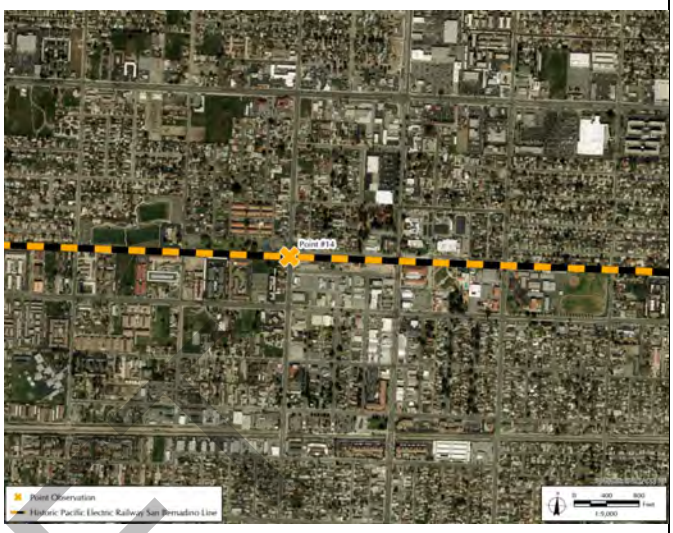
Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**

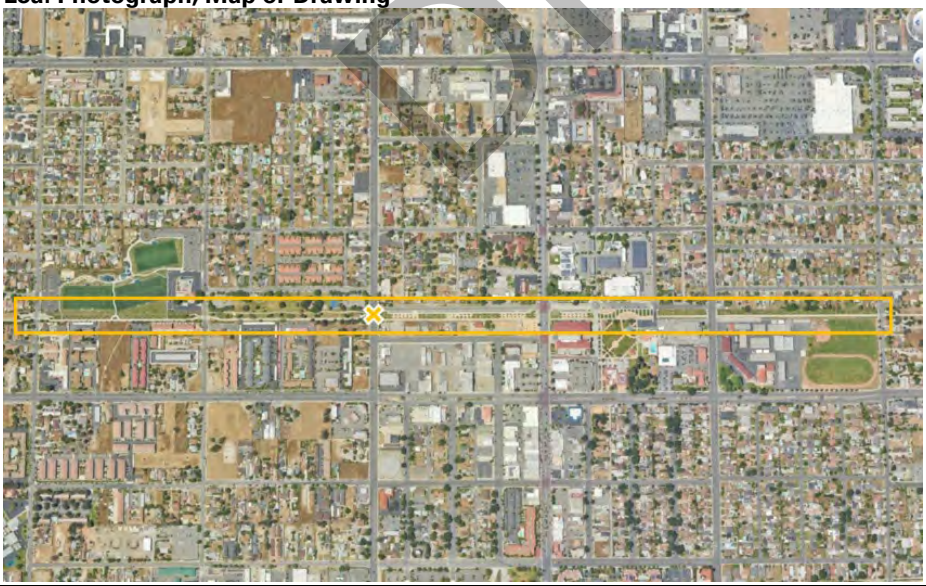


L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 14 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes both multi-family and single-family residential development, as well as some institutional development. The Cypress Neighborhood Center and La Luz del Mundo church are situated to the northwest of Point 14.

L7. Integrity Considerations: The historic rails and electric power lines of the PE Railway's San Bernardino Line within the community of Etiwanda have been removed and replaced with the concrete paved bike trail.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing Sevilla Avenue in City of Fontana (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

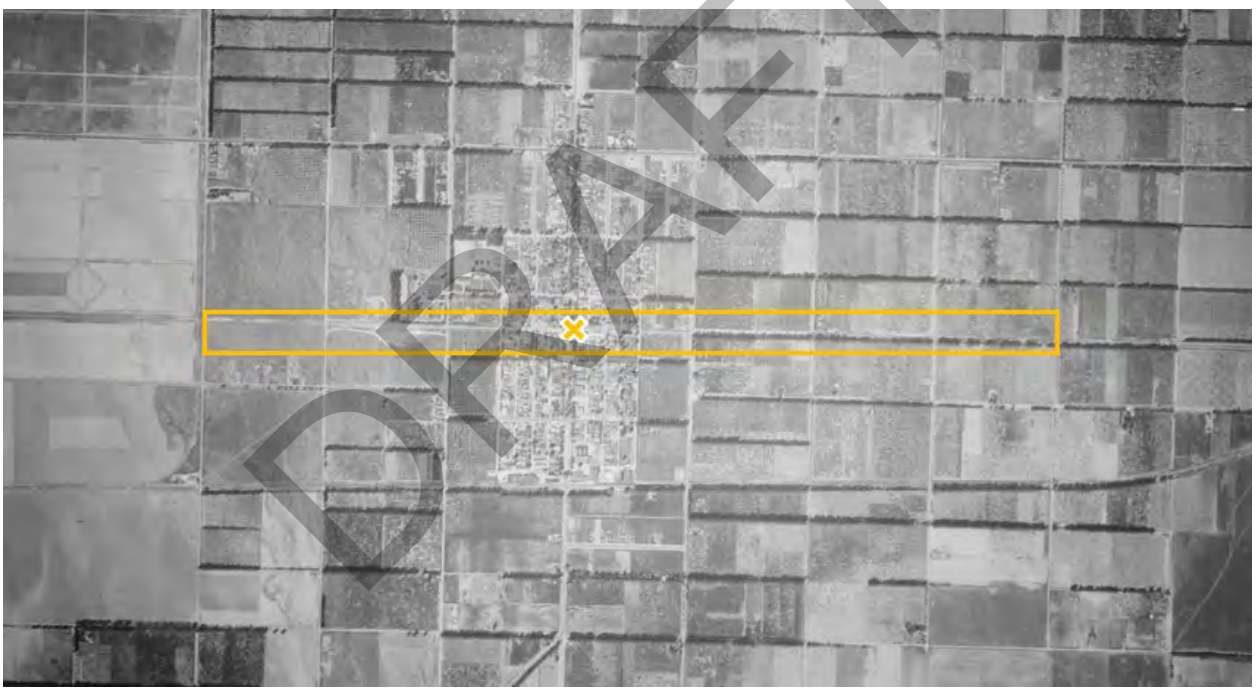
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☒ Point Observation Designation: Point 15; Segment 1

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 465837.04 m E/ 3773463.94 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of Rialto in an easterly route and paralleled Arrow Boulevard to the North. The San Bernardino Line stopped at Rialto Junction at the intersection with N Riverside Avenue, where the Rialto Pacific Electric Depot sits on the southeast corner of the intersection. At this junction, Pacific Electric trolleys also transferred via the Riverside to Rialto Line southward along N Riverside Avenue. There are no visible remnants of the Riverside to Rialto Line, and N Riverside Avenue has been paved with a concrete median added to separate northbound and southbound traffic. The San Bernardino Line continued eastward towards the City of San Bernardino.



1930 Aerial Photograph of San Bernardino Line crossing at N Riverside Avenue in City of Rialto
SOURCE: UCSB FrameFinder



View from N Cactus Avenue (facing west)



View from N Cactus Avenue (facing east)



View from N Palm Avenue (facing west)



View from N Palm Avenue (facing east)



View from N Riverside Avenue (facing west)



View from N Riverside Avenue (facing east)

DRAFT



View from N Sycamore Avenue (facing west)



View from N Sycamore Avenue (facing east)



View from N Acacia Avenue (facing west)



View from N Acacia Avenue (facing east)

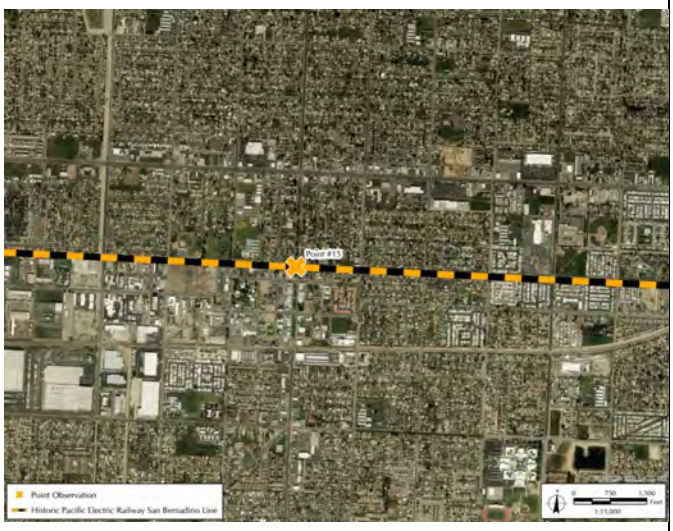
DRAFT

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	4 ft 8.5 in.	☒ Feet ☐ Meters
b.	**Bottom Width**	4 ft. 8.5 in.	☒ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	1.75 mi.	☐ Feet ☐ Meters

L5. Associated Resources: P# 36-017593 (Rialto Pacific Electric Depot)

L4e. Sketch of Cross-Section (include scale), **Facing:**



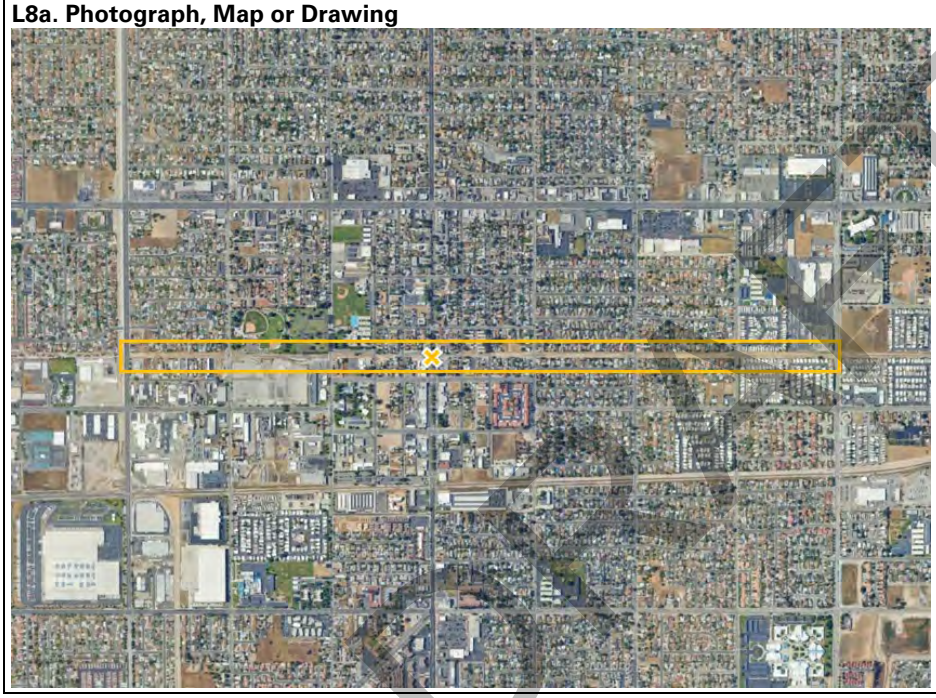
Primary #
HRI #
Trinomial #

L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 15 and Segment 1 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes a combination of residential, commercial, and institutional development.

L7. Integrity Considerations: Tracks have been removed on the easternmost 370 feet of alignment within Segment 1, to the immediate west of N Cactus Avenue. Single, standard-gauge tracks remain within the rest of Segment 1 through its eastern terminus at N Pepper Avenue. Dual tracks and the remnants of a south-oriented spur exist between N Lilac Avenue and N Willow Avenue. All electrical power lines and original signage and street crossing equipment associated with the Pacific Electric Railway have been removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing N Riverside Avenue in City of Rialto; Segment bounded by N Cactus Avenue on the west and N Pepper Avenue on the east (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

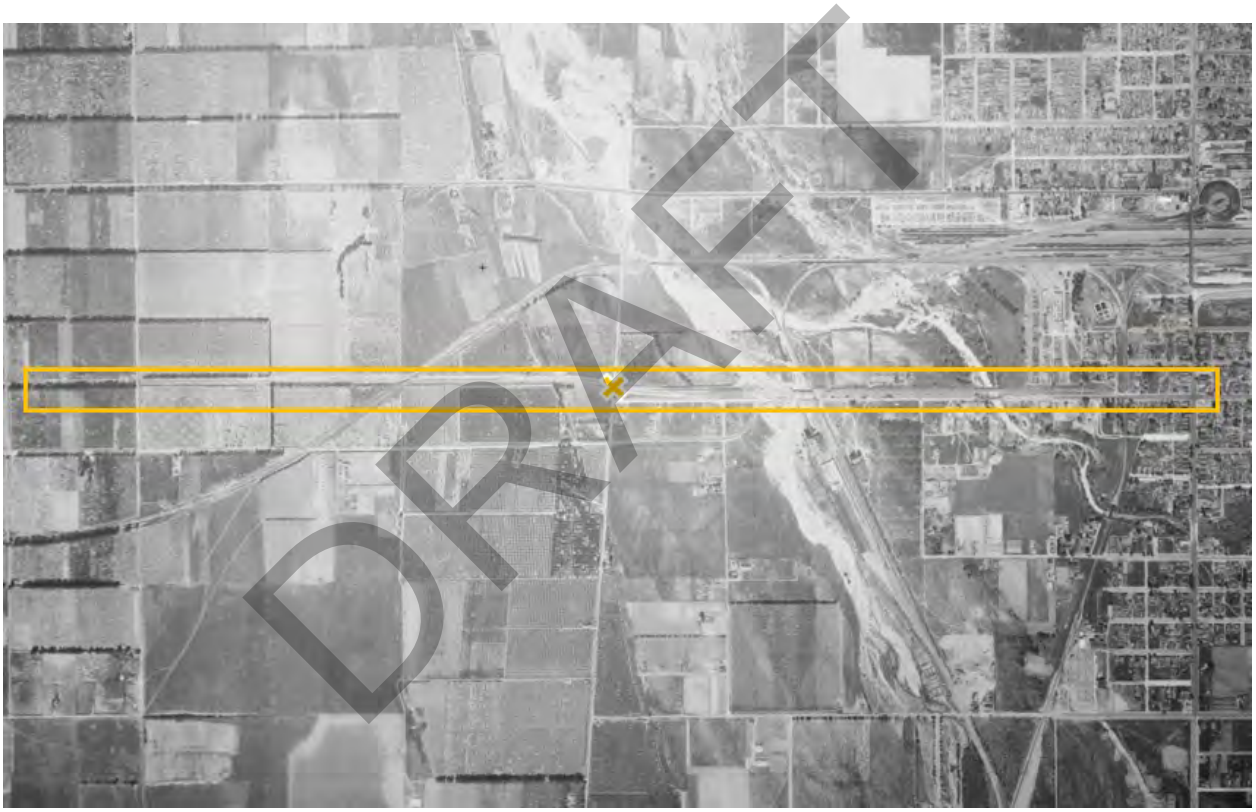
Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #16

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 469296.19 m E/ 3773453.45 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino Line entered the City of San Bernardino on an eastward course from the City of Rialto. Once passing N Rancho Avenue, the route dipped slightly southward but again turned due eastward in alignment with the pavement of W Rialto Avenue, proceeding east to its terminus.


DRAFT

1930 Aerial Photograph of San Bernardino Line crossing at N Rancho Avenue in City of San Bernardino
SOURCE: UCSB FrameFinder

Primary #
HRI #
Trinomial #

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 16 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes residential, commercial, and industrial development. Several mobile home communities and residential tracts surround the southern portion of Point 16. There are also several auto repair shops in the vicinity, as well as large storage yards for the BNSF Railroad.

L7. Integrity Considerations: Standard-gauge rails continuing from the City of Rialto are extant until roughly 0.6 mile from Point 16. The general alignment remains undeveloped to the west of Point 16, while the BNSF Rancho East Yard has destroyed any visual evidence of the former right-of-way to the immediate west of Point 16. The historic alignment continued on W Rialto Avenue, which has been paved with all rails and electrical power lines associated with the Pacific Electric Railway removed.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of historic alignment crossing N Rancho Avenue in City of San Bernardino (2025)

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

Primary #
HRI #
Trinomial #

L1. Historic and/or Common Name: Pacific Electric Railway San Bernardino Line

L2a. Portion Described: ☐ Entire Resource ☐ Segment ☒ Point Observation Designation: Point #17

b. Location of point or segment (Provide UTM Coordinates, decimal degrees, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)
Zone 11S, 472761.25 m E/ 3773376.53 m N

L3. Description (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate)**:**
The San Bernardino traveled through the City of San Bernardino along W Rialto Avenue until it reached a point between E and F Streets. Here, the San Bernardino Line turned north to follow a private way to its terminus at the PE-SP station on 3rd Street. Point 17 is situated along W Rialto Avenue between E and F Streets, where the line historically turned northward. Visible in the 1953 aerial are evenly dispersed electrical power lines along W Rialto Avenue, though these would have likely been removed soon thereafter due to the transition of the San Bernardino Line from passenger service to use solely as a freight shipment corridor.



1953 Aerial Photograph of San Bernardino Line along W Rialto Avenue in City of San Bernardino terminating between E and F Streets
SOURCE: UCSB FrameFinder

LINEAR FEATURE RECORD

L4. Dimensions (In feet for historic features and meters for prehistoric features):

a.	**Top Width**	N/A	☐ Feet ☐ Meters
b.	**Bottom Width**	N/A	☐ Feet ☐ Meters
c.	**Height or Depth**	N/A	☐ Feet ☐ Meters
d.	**Length of Segment**	N/A	☐ Feet ☐ Meters

L5. Associated Resources: None

L4e. Sketch of Cross-Section (include scale), **Facing:**



L6. Setting (Describe natural features, landscape characteristics, slope, etc., as appropriate):

At the time of this report in 2025, the setting of Point 17 along the historic alignment of the Pacific Electric Railway's San Bernardino Line includes commercial and municipal development. Several storefronts are situated on the north edge of W Rialto Avenue, and the San Bernardino Transit Center is situated to the immediate south of Point 17.

L7. Integrity Considerations: All rails and electrical power lines associated with the Pacific Electric Railway have been removed from W Rialto Avenue. Any evidence of the trolley turnaround area to the north of W Rialto Avenue is no longer extant.

L8a. Photograph, Map or Drawing



L8b. Description of Photo, Map, or Drawing (View, scale, etc.):

Aerial outline of W Rialto Avenue in City of San Bernardino, with San Bernardino Line terminus between E and F Streets (2025).

L9. Remarks:

None

L10. Form Prepared by (Name, affiliation, and address:

Josh Poorman
Sapphos Environmental, Inc.
430 N Halstead Street
Pasadena, State, 91107

L11. Date: 08/22/2025

DRAFT

LOCATION MAP

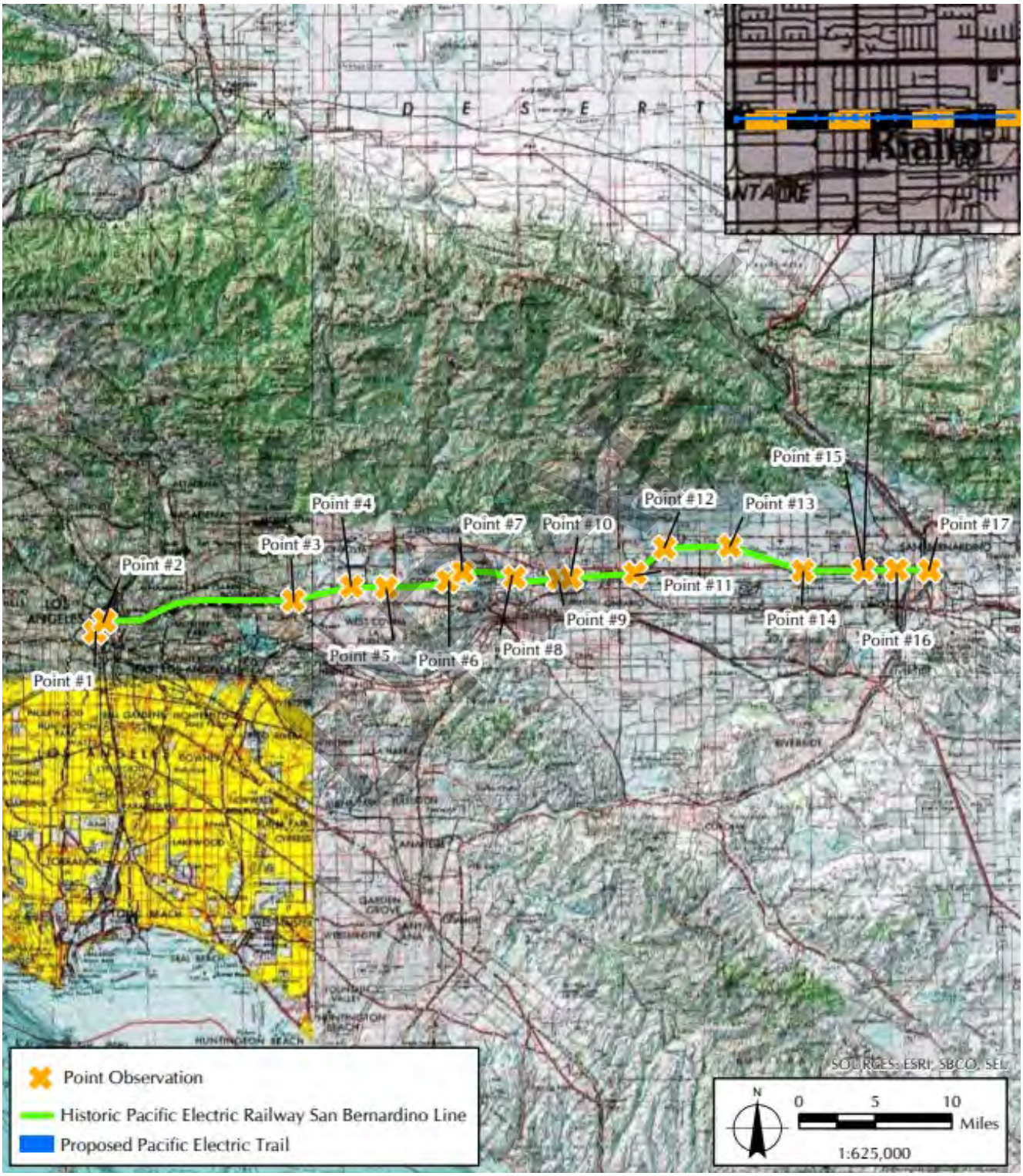
***Map Name:** Varies, see table below ***Scale:** 1:24,000 ***Date of map:** 1985

POINT / SEGEMENT	USGS 7.5' QUAD	DATE	TOWNSHIP / RANGE	BASE MERIDIAN
Point 1	Los Angeles	1966 (photorevised 1981; minor revision 1994)	T1S / R13W	San Bernardino
Point 2	Los Angeles	1966 (photorevised 1981; minor revision 1994)	T1S / R13W	San Bernardino
Point 3	El Monte	1966 (photorevised 1981; minor revision 1994)	T1S / R11W	San Bernardino
Point 4	Baldwin Park	1966 (photorevised 1981)	T1S / R10W	San Bernardino
Point 5	Baldwin Park	1966 (photorevised 1981)	T1S / R10W	San Bernardino
Point 6	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 7	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 8	San Dimas	1966 (photorevised 1981)	T1S / R9W	San Bernardino
Point 9	Ontario	1967 (photorevised 1981)	T1S / R8W	San Bernardino
Point 10	Ontario	1967 (photorevised 1981)	T1S / R8W	San Bernardino
Point 11	Ontario	1967 (photorevised 1981)	T1S / R7W	San Bernardino
Point 12	Guasti	1966 (photorevised 1981)	T1N / R7W	San Bernardino
Point 13	Guasti	1966 (photorevised 1981)	T1N / R6W	San Bernardino
Point 14	Fontana	1967 (photorevised 1980)	T1S / R5W	San Bernardino
Point 15 and Segment 1	Fontana and San Bernardino South	1967 (photorevised 1980) / 1967 (photorevised 1980)	T1S / R5W	San Bernardino
Point 16	San Bernardino South	1967 (photorevised 1980)	T1S / R4W	San Bernardino
Point 17	San Bernardino South	1967 (photorevised 1980)	T1S / R4W	San Bernardino

DRAFT

LOCATION MAP

***Map Name:** Varies, see table above ***Scale:** 1:24,000 ***Date of map:** 1985



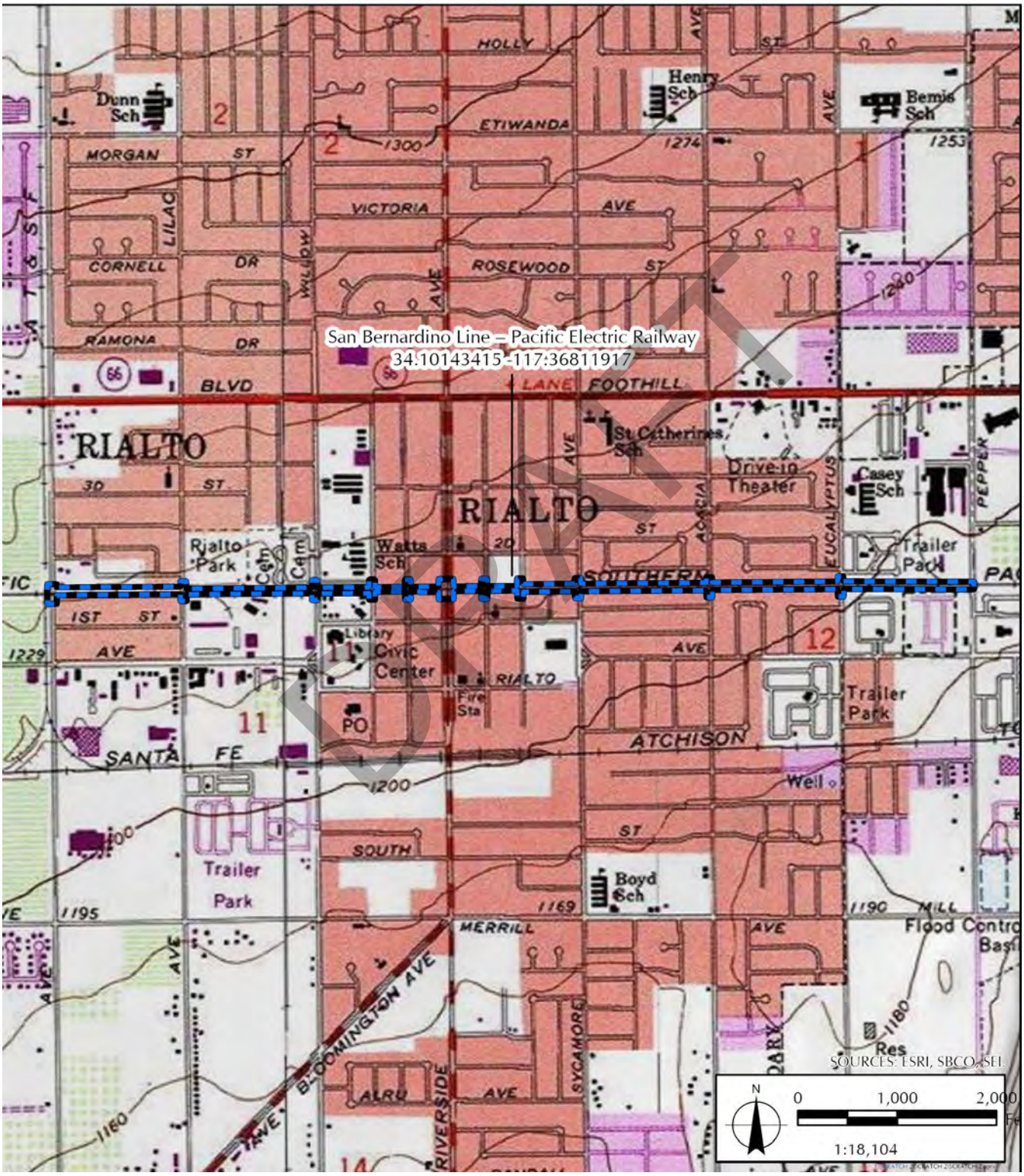
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

 ***Resource Name or #: San Bernardino Line; MR #1**

***Map Name:** Varies, see table above ***Scale:** 1:24,000 ***Date of map:** 1985



DRAFT

State of California - The Resources Agency	Primary #	36-017593
DEPARTMENT OF PARKS AND RECREATION	HRI #	2376-0059-0000
PRIMARY RECORD	Trinomial	
	NRHP Status Code	3S
	Other Listings Review Code	Reviewer Date

 ***Resource Name or # (Assigned by recorder): APN# 013-019-111; MR #2**

P1. Other Identifier: 119 N Riverside Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 13 W **;** SW ¼ **of** SW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 119 N Riverside Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465848.6 mE/ 3773464.3 mN

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

From 210E, take exit 71 for Riverside Avenue and turn right on to N Riverside Avenue. Travel 1.6 mi., then N Riverside Avenue turns right and become N Riverside Avenue. Travel 0.8 mi. and make a U-turn on 1st Street. The subject property is on the right.

Elevation: 1,226 feet above mean sea level Parcel #(s): 013-019-111

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

Facing north, the rail depot sits immediately east of Riverside Avenue on the south side of the railroad tracks. The long, single-story, rectangular building of concrete construction was designed in the Mission/Spanish Revival style and constructed in 1915. The roof is flat, and a simple parapet with a flat, slightly projecting fascia rises above the roofline, circumnavigating the building. While the north elevation is distinctive, best conveying the function of a railroad depot, the primary façade is on the south, where the public would engage with the building more frequently, especially given the increasing prominence of the automobile.

P3b. Resource Attributes: (List attributes and codes) HP17. Railroad depot

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of Primary/North Façade



View (Direction Facing): North

Date 10/8/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1915

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** City of Rialto
150 S. Palm Avenue
Rialto, CA

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 8/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

DRAFT

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-019-111, MR #2 ***NRHP STATUS CODE: 5S2, 6U**

B1. Historic Name: **APN# 013-019-111; MR #2**

B2. Common Name: Pacific Electric Depot

B3. Original Use: Railroad passenger and freight depot B4. Present Use: Restaurant/unknown

***B5. Architectural Style: Mission Revival**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The railroad depot was designed by Thornton Fitzhugh (1864–1933), a prolific architect who designed several buildings including the Pacific Electric Building, commissioned by Henry E. Huntington, and the exclusive Jonathan Club, both in downtown Los Angeles, as well as churches, mental and penal institutions, banks, and office buildings. Fitzhugh was especially noted for his innovations in reinforced concrete, the material he chose for the Rialto Depot. According to the *Rialto Record*, Nov. 27, 1914, the Kling Company won the contract for its construction. City of Rialto building records show three items:

Permit 2015-0598, issued March 2, 2015	Electrical signage
Permit 2013-2652, issued Oct. 31, 2013	Fire sprinklers
Certificate of Occupancy, applied for June 29, 2000	Refujio Johnson, Cuca's Mexican Restaurant

Although no permits were discovered that documented the extensive alterations to the building, historic aerials show that while in 1930 the building showed little change, by 1976 a substantial addition was added on the south, obscuring most of the depot's original appearance on that primary façade. While it is not known when the arched openings were infilled, the windows, of a composite material, appear to be contemporary, while the dark panels used to infill other openings appear to be earlier.

An open-air waiting area, comprising the west end of the building, is defined by six, open, large, arched openings (two openings each on the north, south, and west elevations). The originally designed open waiting area is now enclosed with the infilling of windows on five of the arched openings; a sixth, once a full-height opening, has been infilled by what appears to be plywood or a lightweight panel. On the east end of the north wall, the faded inscription, "Rialto," may be seen; below, between the two westernmost arches, is a recessed diamond-shaped square imprinted with the letters *P* and *E*; an identical imprint is present on the east. This north façade, facing the tracks, features a striking three-sided ticket booth, now clad in later sand-finished stucco. Located just beyond the former waiting area, the ticket booth is asymmetrically located on this north façade. Projecting from the wall's flat plane, the roof of the ticket booth flares up and outwards, terminating in a flat fascia with five segments. Above that parapet, a second parapet is recessed and also has a flat, segmented, fascia. Flanking the ticket booth, slightly narrower arched openings, each originally containing a pair of doors surmounted by a semi-circular arched multi-light, wood-framed window. The opening to the west has been infilled while the narrower arched opening on the east has retained the original semi-circular window. Three infilled arched openings have been infilled with the same lightweight panels as on the west, while two large rectangular window openings appear to be infilled with concrete. The east elevation is a solid concrete wall. The south primary façade, facing the parking lot, has retained two of the six arched openings defining the historic open-air waiting area, now infilled with windows. A projecting, flat-roofed, rectangular contemporary addition with a centrally located wood-paneled door has replaced the original third arched opening. Beyond this later section, to the east, the original façade has been replaced with a different contemporary projecting section extending east for much of the rest of the building. Here a shed roof is capped in what appears to be asphalt composition shingles. A series of flat pilasters separate two large stucco panels and three narrow stucco sections that are recessed and contain a square window in the upper portion of each panel. The original east end of the depot extends beyond this later addition. On the narrow west elevation, two large arched windows occupy the original open arches and a shady courtyard, comprising a low wall of concrete piers and metal pickets. A glazed, diamond-shaped terracotta tile with the Pacific Electric letters, *P* and *E*, is set into the west wall between these two arches.

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Historic Aerial, 1930
Source: Framefinder, UC Santa Barbara Library



Historic Aerial, 1976
Source: Framefinder, UC Santa Barbara Library

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Pacific Electric Depot, North and West elevations, view facing southeast (1964)

Source: James E. Lancaster, https://coastdaylight.com/ph/scph/scph_sb_etiwanda.html, accessed August 2025

North Elevation

Facing the tracks, the north façade features a striking three-sided ticket booth, now clad in later sand-finished stucco. Located just beyond the former waiting area, it is asymmetrically located, originally separating the open waiting room on the west from the freight and administrative area on the east. Projecting from the wall's flat plane, the roof of the ticket booth flares up and outwards, terminating in a flat fascia with five segments. Above that parapet, a second parapet is slightly recessed and also has a flat, segmented, fascia. Flanking the ticket booth, slightly narrower arched openings, each formerly containing a pair of doors surmounted by a semi-circular arched multi-light, wood-framed window. The opening to the west has been infilled, while the narrower arched opening on the east has retained the original semi-circular window. Simple, shallow engaged pilaster frame the ensemble of the ticket booth and the flanking doorways. Three arched openings have been infilled with the same lightweight panels as on the west, while two large rectangular window openings at the far east appear to be infilled with concrete.

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Pacific Electric Depot, North Elevation, October 2024
Source: *Sapphos Environmental, Inc.*



Rialto Pacific Electric Depot, East Elevation, October 2024
Source: *Sapphos Environmental, Inc.*

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East Elevation

Not seen from the public right-of-way, the east elevation is a solid concrete wall with attached mechanical items, an electrical panel, and a storage shed attached to the north end of the wall. The parapet is trimmed with a narrow concrete fascia.

South/Primary Façade

Facing the parking lot, the south primary façade has retained two of the six arched openings defining the historic open-air waiting area, now infilled with windows. A projecting, flat-roofed, rectangular contemporary addition, clad in stucco, has replaced the original third arched opening. This section has a centrally located, recessed wood-paneled door. The door is flanked by a metal grille on both sides. A slightly elevated courtyard on the west end of the building is bordered by a wall comprising concrete piers and metal pickets. Beyond this later section, to the east, the original façade has been replaced with a different contemporary projecting section extending east for much of the rest of the building. Here a shed roof is capped in what appears to be asphalt composition shingles. A series of flat pilasters separate two large stucco panels and three narrow stucco sections that are recessed and contain a square window in the upper portion of each panel. The original east end of the depot extends beyond this later addition. Mature trees just west of the courtyard shade the building.

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Pacific Electric Depot, South Facade, October 2024
Source: *Sapphos Environmental, Inc*

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-019-111, MR #2 ***NRHP STATUS CODE: 5S2, 6U**



Rialto Pacific Electric Depot, West Elevation (right side), October 2024
Source: *Sapphos Environmental, Inc.*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** Yes

***B8. Related Features:** None

B9a. Architect: Thornton Fitzhugh b. Builder Kling Construction

***B10. Significance: Theme Streetcar commercial Development Area Rialto, CA**

Period of Significance 1915-1951 **Property Types:** Commercial

Applicable Criteria *(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).*

Context

The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the rural townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. In 1913, the Pacific Electric (PE) Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The PE Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was

a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community.

Ownership

In 1911, the City of Rialto was isolated from the remainder of the San Bernardino Valley, with the exception of the Santa Fe Railroad, according to the *Rialto Record*, Oct. 26, 1961, which told the history of how the rail lines were established using articles dating back to 1911. Several companies and cities, including Ontario, San Bernardino, Rialto, and Upland vied for the contract to establish a "trolley" service. Paul Shoup, PE manager, announced Pacific Electric had $100,000 for the project and that within two years they would lay down 2,000 miles of track. Two years after passenger rail service was established, Rialto's railroad depot was constructed. An article titled "P.E. Starts Work on Three New Depots," in the *Rialto Record*, Nov. 27, 1914, noted that "three sightly and substantial passenger depots are to be started at once by Pacific Electric at points on its new San Bernardino line." The cost for all three was approximately $20,000, stated the newspaper, and each was 30 x 120 feet. The article noted that the depots would be built of reinforced concrete and hollow tile (presumably clay tile) "and will follow pleasing designs." Like many other depots in Southern California, the preferred style was Mission Revival. The style's sense of strength and lack of fussiness made it a good choice for Fitzhugh's specialty of reinforced concrete; additionally, the style was especially popular in the early part of the twentieth century. Fitzhugh was well known and his depots, with a spare use of ornament on behalf of a functional but pleasing design, were thoughtful in their typical division of freight and passenger service, the ticket booth demarcating the division between the two.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The city was incorporated in 1911. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. At the same time, real estate advertisements specific to the city beginning in 1913 reference residential development in proximity to the Pacific Electric Line. Research indicated that the Rialto's Pacific Electric Depot helped develop the City of Rialto. The Pacific Electric Railway connected the City of Rialto with Los Angeles. The Pacific Electric Depot was the hub of the Rialto Junction, which connected passengers to both the City of Los Angeles via the San Bernardino line and the City of Riverside via the Riverside to Rialto line. Coordination with the Pacific Electric Railway Historical Society; the City of Rialto Planning Department; *Rialto (Images of America: California)*; and archival and online research document evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level because the subject property is an early and especially significant example of this development and thus eligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject property is ineligible under Criterion B/2.

Properties may be eligible for the National or California Registers if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. According to research, the subject property was designed by Thornton Fitzhugh (1864–1933), a prominent architect whose body of work included depots, banks, churches, office building, and penal and mental institutions, many in revival styles such as the Spanish Colonial, Mission, and Moorish Revival styles. He also designed the famed private Jonathan's Club and the Pacific Electric Building, both in downtown Los Angeles. While the Pacific Railroad Depot in Rialto is a good example of the Mission Revival Style in an institutional building, it is not a distinctive example of the style. The evaluators of this subject property concur with the Historic Property Survey

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Report, Interstate 10 Corridor Project (Caltrans, April 2015), in recommending the subject property ineligible under Criterion C/3.

The building was constructed using common techniques and materials. The site is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44-45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

The subject property has remained in its original location; and while the area is more densely populated with buildings and structures today, the setting is largely unchanged. The railroad tracks are still extant, preserving a critical spatial relationship between the historic era Depot and Railway. The parking area south of the Depot has been expanded and paved; but otherwise, it is as it was in the early part of the century.

Nevertheless, integrity of the subject property is greatly diminished. The building has been significantly altered. The south/primary façade is no longer recognizable as a railroad depot due to a large, incompatible addition. The ticket booth is extant but has been covered in stucco so that much of the distinctive articulation of the original concrete work has been lost. All the arches have been filled in with solid panels or windows that appear to be framed in a vinyl composite material. A courtyard with a low wall on the south/primary façade is a later addition.

Originally built of concrete, the Depot retains that material. However, the incompatible addition on the primary south façade appears to be constructed of wood framing clad with stucco and a shed roof of what appears to be asphalt composition shingles. The ticket booth with its articulated ribs of concrete, has been covered in stucco. Except for one semi-circular window on the north elevation, the windows, formerly multi-light wood framed windows, have been replaced with vinyl composition windows. Given the additions and alterations, the quality of original construction is no longer evident. The building no longer comprehensively conveys its historic significance, most evident on the primary south façade, although the north elevation does convey an element of its historic significance. Finally, the Pacific Electric Depot in Rialto no longer retains a connection to significant events or people.

The subject property is ineligible for listing in the NRHP due to lack of integrity. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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City of Rialto Historic Preservation Ordinance

Notably, while the Pacific Electric Depot in the City of Rialto does not currently meet the criteria for listing in the National or California Register, with rehabilitation, it may be eligible for listing as a Historical Landmark in the City of Rialto.

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. It has character, interest or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.
2. It is the site of a documented historic event.
3. It is strongly identified with a person or person who significantly contributed to the culture, history or development of the city.
4. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.
5. It is notable work of an architect or master builder.
6. It embodies elements of architectural design, detail, materials or craftsmanship.
7. It has be unique location or singular physical characteristics representing an established and familiar visual feature in the city.
8. It has unique design or detailing.
9. It is a particularly good example of a period or style.
10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

As noted in above, "the Pacific Electric Railway connected the City of Rialto with Los Angeles. The Pacific Electric Depot was the hub of the Rialto Junction, which connected passengers to both the City of Los Angeles via the San Bernardino line and the City of Riverside via the Riverside to Rialto line." The railroad's arrival was crucial for Rialto's growth from a sleepy farming and ranching town into a vibrant center for the transporting of goods, people, and services. The Depot was fundamental to that success. Therefore, the Pacific Electric Depot has "character, interest, or value" to the development and heritage of Rialto and appears to be eligible for local designation under the Criterion 1. Additionally, since the City's beginnings, the Depot's "unique location" and "singular physical characteristics" represent an "established and familiar visual feature" and, thus, the Depot appears to be eligible for local designation under the City's Criterion 7.

The subject property is ineligible for Criterion 2–6 and 8–10. However, the subject property is eligible for Criterion 1 and Criterion 7. Therefore, the subject property is eligible for local designation.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Building Records.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

FrameFinder. 1930, 1976. Historic aerial photos. UC Santa Barbara Library. Accessed August 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Rialto Record. November 27, 1914.

Rialto Record. October 26, 1961.

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Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Mission Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 510 – 518.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 09/04/2025

(This space reserved for official comments).



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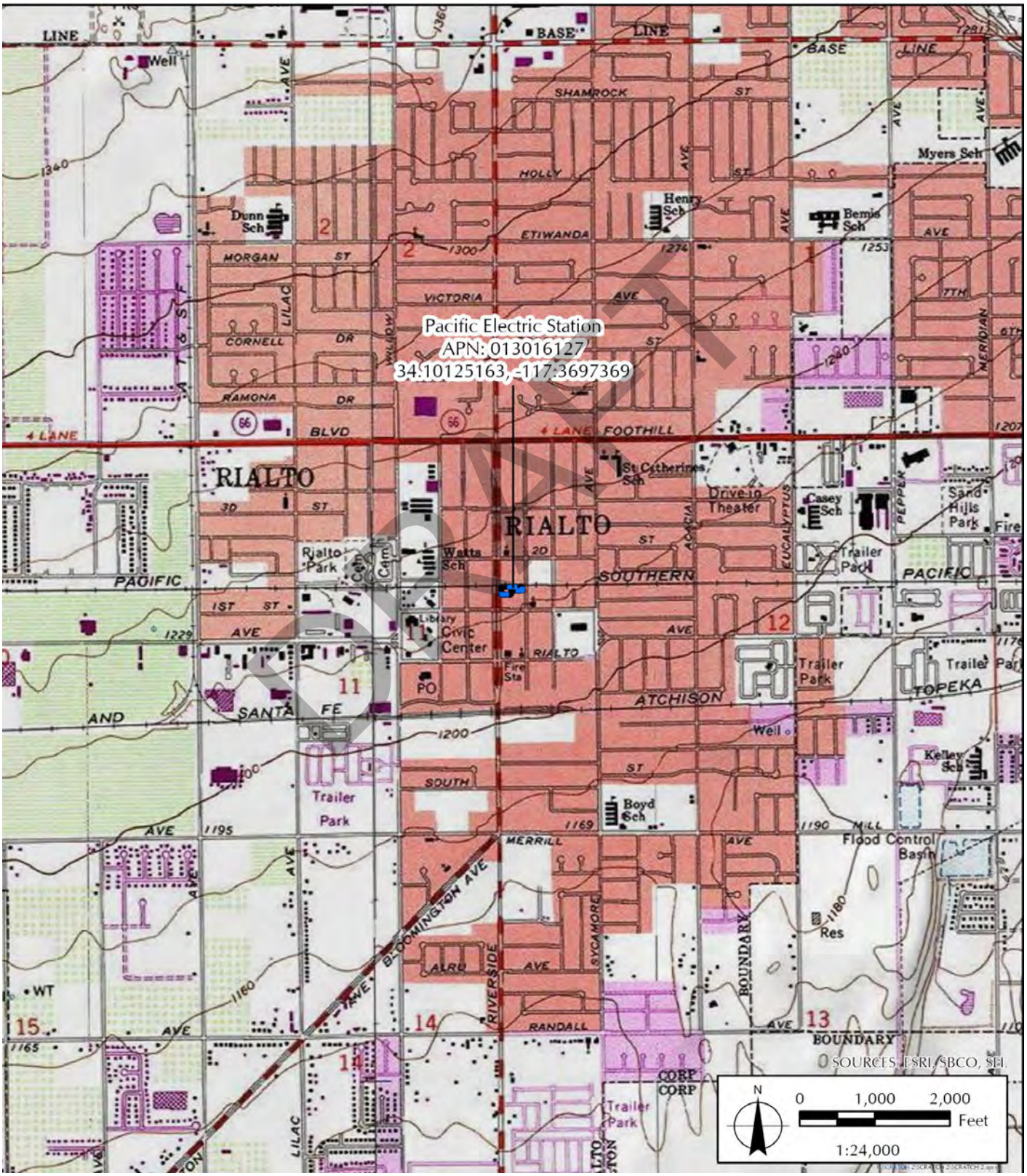
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN# 013-019-111; MR #2**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): APN# 013-013-102; MR #3

P1. Other Identifier: 200 N Willow Avenue/Rialto Park Cemetery

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 200 N Willow Avenue City Sierra Madre Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465321.6 mE/ 3773558.8 mN

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

From Interstate 210 E towards San Bernardino. Take exit 71 for Riverside Avenue. Turn right onto W Etiwanda Avenue. Drive 0.2 mi. Turn left onto N Willow Avenue. Drive 0.8 mi. Destination is on the right.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-013-102

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

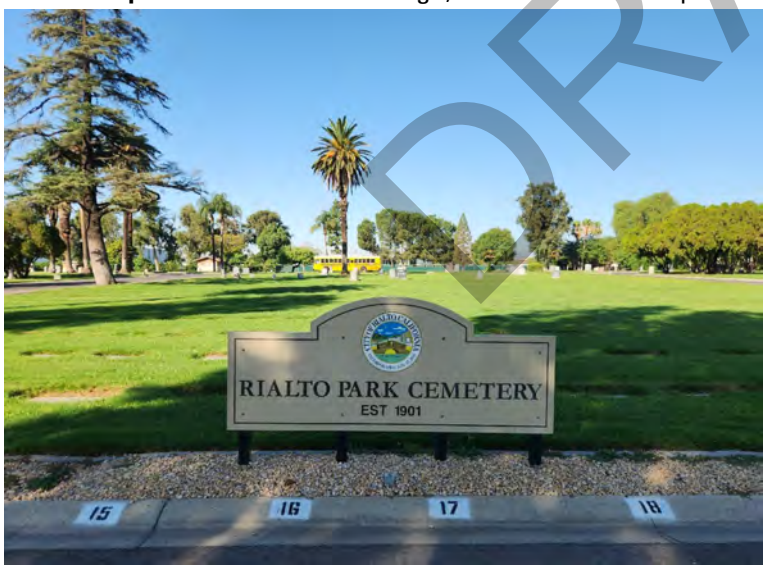
The subject property was established in 1901 and is approximately 10 acres. The subject property is bounded by N Willow Avenue to the east, Pacific Electric Railway to the south, Bud Bender Park to the west, and a residential community to the north. The subject property has a wrought iron fence on the east and west boundaries and a chain-link fence on the north and south boundaries of the subject property. The entrance to the cemetery is located on North Willow Avenue. A concrete driveway leads onto the subject property and makes an infinity symbol in the center of the parcel. The cemetery has four buildings located on the subject property. Throughout the lot, several different types of trees are scattered. Several trees border the wrought-iron and chain-link fence.

P3b. Resource Attributes: (List attributes and codes) HP40. Cemetery; HP29. Landscape Architecture

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of sign, located on the east portion of lot



View (Direction Facing): West
Date 10/8/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1901
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic newspapers.

***P7. Owner:** City of Rialto
150 S Palm Avenue
Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 7/18/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-013-102; MR #3** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-013-102

B2. Common Name: 200 N Willow Avenue/ Rialto Park Cemetery

B3. Original Use: Cemetery B4. Present Use: Cemetery

***B5. Architectural Style: Vernacular**

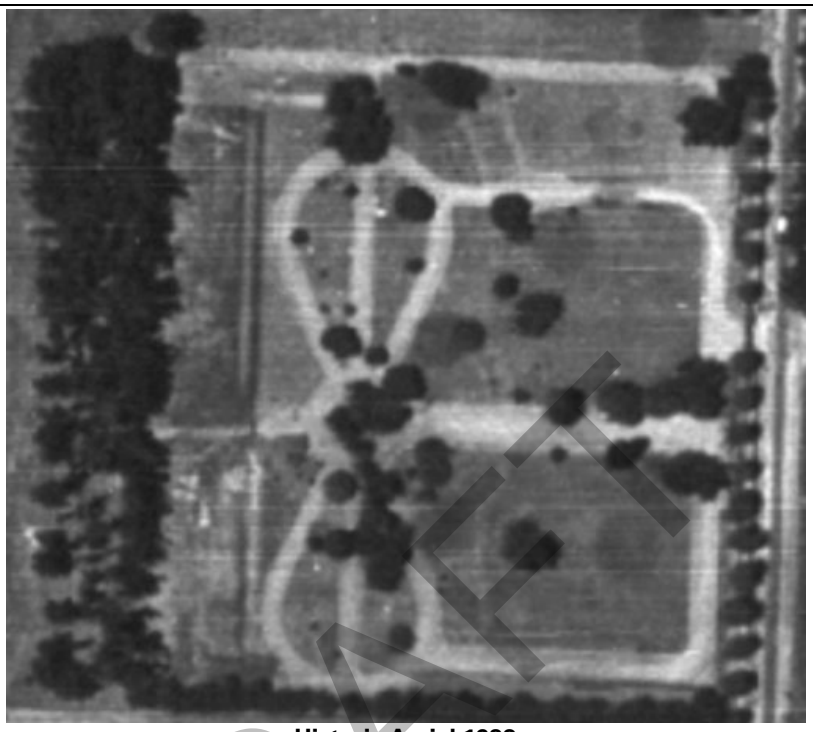
***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The City of Rialto did not have the original building permits, rendering the original architect and builder unknown. A newspaper article noted that civil engineer Henry Milton Van Frank, a pioneer of the City of Rialto, helped plot out the land for the cemetery. In his obituary, it was noted that Henry Milton Van Frank was the Chief Engineer of the Semi-Tropic Land and Water company that helped start the City of Rialto. The obituary also noted that Henry Milton Van Frank was interred in the Rialto Park Cemetery, which was a "monument to his labors and untiring interest in the community's needs" (*The San Bernadino County Sun*, 1907). In 1905, a beautification plan was initiated in the cemetery according to a newspaper article. The article noted that "Rialto Park cemetery is being plowed and graded. One thousand eucalyptus trees are to be set throughout the cemetery and on the western border. The gate is being painted and the cemetery generally improved" (*Daily Times*, 1905). In 1917, the City of Rialto's mayor, C.E. Tibbot, appointed a committee to rearrange some of the lots (*The San Bernardino County Sun*, 1917). In 1952, a newspaper article noted that a proposal was submitted to the City of Rialto regarding building a mausoleum in the cemetery. However, as of 2025, there appears not to be a mausoleum in the Rialto cemetery. By 1968, one of the two buildings that are currently on the subject property was built according to historic aerials. In 1971, a building permit was issued to construct an office that became known as the "caretakers office." In 1979, Betty Taggart, the City Treasurer, initiated a fund to do routine maintenance on the cemetery. In 1986, another beautification project was initiated by a resident, Ralph Shue. Ralph Shue wanted to add a wrought iron fence and gate to the front of the cemetery bordering North Willow Avenue. At the time of this report, the wrought-iron fence had been installed on the subject property. He also wanted to add a block wall fence to the north and south sides of the cemetery, blocking the view of the Pacific Electric Railway and the residential area (*The San Bernardino County Sun*, 1986). As of 2025, the block wall fence had not been built along the Pacific Electric Railway (south) or the residential section (north) of the Rialto Park Cemetery. In building permits issued in 2017 it appears that the 1968 building is currently used as a storage building. In the historic aerials, it is located on the western portion of the property. A building permit was issued in 2009 to replace the roof of the buildings located on the subject property. Another building permit was issued in 2017 to install a subpanel at the cemetery storage building and conductors from the adobe building onto new subpanel. A 1979 newspaper photo shows a different sign for the Rialto cemetery. The sign was changed for the Rialto Park Cemetery between 1979 and 2007. Many of the trees appear to remain from the initial beautification initiatives in 1905.

The cemetery has four buildings located on the subject property. According to historic photographs, the storage building, located on the west portion of the lot, and the garage, located on the southwest portion of the lot, were built by 1968. The office located in the center of the Rialto Park Cemetery was built in 1971 according to building permits. The office building, constructed in 1971, has a rectangular plan and is approximately 400 square feet (sf). The building is surmounted by a gabled roof, clad in composition shingles. The office building is clad in concrete cinderblocks with vertical wood clapboard in the eaves of the east and west elevations. On the south elevation, the subject property has a solid metal door located on the east portion of the elevation and a rectangular window. The rectangular window has an A/C unit. The east elevation features one window and a rectangular gabled attic vent. The windows are all obscured by wrought iron grates. The storage building is obscured from the public right-of-way by a chain-link fence with a tarp. Visible from the public right-of-way shows that the storage building is rectangular in plan and is about 1,200 sf. The subject property is surmounted by a gabled roof, clad in composition shingles. The storage building is clad in concrete blocks with horizontal wood clapboard in the gables. Two roll-up doors are located on the east elevation. The garage is square in plan and is approximately 200 sf. The garage is surmounted by a flat roof, clad in composition shingles, while the garage is clad in concrete blocks. On the east elevation there is a roll-up garage door. Throughout the lot, several different types of trees are scattered. Several trees border the wrought-iron and chain-link fence.

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BUILDING, STRUCTURE, AND OBJECT RECORD



Historic Aerial 1938
SOURCE: UC Santa Barbara



Historic Aerial 1968
SOURCE: UC Santa Barbara

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-013-102; MR #3 ***NRHP STATUS CODE:** 6Z



Rialto Cemetery, circa 1979
SOURCE: *San Bernardino County Sun*

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***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A b. Builder N/A

***B10. Significance: Theme** Religion and Spirituality **Area** Rialto, CA

Period of Significance 1905-1974 **Property Types:** Cemetery

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership

In 1901, the Rialto Park Cemetery was established by twenty pioneers of the City of Rialto. Originally, the cemetery was funded by the residents of the City of Rialto through the Rialto Cemetery Association (*Daily Times*, 1901). According to the Rialto Record, the cemetery was "established and supported by those whose relatives or friends were buried there, and since that time the same method of support has been continued" (*Rialto Record*, 1916). In 1916, discussion started in the City of Rialto to take over the cemetery. A newspaper article reported that only 10 acres of land were currently being used as a cemetery, and the other 10 acres of land were found to be a valuable gravel pit. According to the article, the City of Rialto wanted to control the property due to the gravel pit. By September 1916, the cemetery had been signed over the City of Rialto to maintain. The City of Rialto has maintained ownership to the present day. Throughout the years, the cemetery was used for Memorial Day celebrations. According to a 1918 newspaper article, people honored the "graves of the soldiers who have passed away in the community were honored by the comrades whose memories ever revert to the days of the great battles of long ago" (*Rialto Record*). According to the record, the cemetery held Decoration Day every year and put flags, wreaths, and flowers on the graves of the soldiers who fought for the United States. Many people have been buried at the Rialto Park Cemetery. Research indicated that several of the early pioneers were interred in the Rialto Park Cemetery. In 1951, Kenneth Taylor Perkins, an author and a professor at Claremont College, was also interred in the Rialto Park Cemetery.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City in 1913 reference residential development proximal to the Pacific Electric Line. Research indicates that the subject property was built in proximity to the Pacific Electric, but the subject property was not directly related to the development of the Pacific Electric Line. Rather, it is associated with early-twentieth-century development of the City of Rialto, which preceded the arrival of the railroad lines that later became a central driving force of the City's development. The cemetery is the only cemetery in the City of Rialto and spans the existence of the City from the early 1900s to the present. Although the cemetery is important to the local community and residents of the City, the cemetery does not rise to a level of outstanding significance to the nation or state, and its local significance is not associated with events that have made a significant contribution to the broad patterns oof our history as a nation, or to California's history. Therefore, the subject property is ineligible under Criterion A/1.

City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders to the development of the nation or state. However, Kenneth Taylor Perkins, an author, screenwriter, and playwright, has been interred in the Rialto Park Cemetery. Other important figures, such as the Civil Engineer who designed the park, Henry Milton Van Frank, have also been interred at the subject property. However, the contributions to the nation and state made by these individuals do not rise to the level of significance for the National or California Register. Therefore, the subject property is ineligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property's one historic building is a common example of a Vernacular-style building, and it is not the work of a master. Therefore, it is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

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The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

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No evidence was discovered that connected Rialto Park Cemetery with the history of the City of Rialto or with persons significant to the development of the city. The Rialto Cemetery Park was developed by Henry Milton Van Frank, who was noted as one of the pioneers of the City of Rialto. However, although the Rialto Cemetery Park is the only cemetery in Rialto proper, another cemetery located on the outskirts of the City of Rialto known as Agua Mansa Pioneer Cemetery in Colton, has been a noted landmark in the area. Research did not indicate that any documented historical event happened on the subject property or that the subject property is strongly identified with person or persons who significantly contributed to the culture, history, or development of the City of Rialto. Furthermore, the Rialto Historical Society did not note this property as a local landmark in the area. Therefore, the subject property is ineligible under Criterion 1/2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of Vernacular-style buildings and do not embody a unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. Furthermore, the buildings are not a particularly good example of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criterion 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Brooks, Richard. 11 October 1990. "Rialto Church Plans Centennial Observance." *The San Bernardino County Sun.* P. 39.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Times-Index (San Bernardino). 25 March 1905. "One Thousand Trees." P. 6.

Daily Times-Index (San Bernardino). 21 December 1901. P. 5.

Find a Grave. "Kenneth Taylor Perkins." Accessed August 2025. Available at: https://www.findagrave.com/memorial/21059567/kenneth-taylor-perkins

Fitzsimmons, Pamela. "He has High Hopes to improve cemetery." 22 April 1986. P. 19.

Haite, Elaine. "Buried like You're Married." *The Sand Bernardino County Sun.* 18 February 1979. P. 17.

Los Angeles Herald. 22 September 1905. "Fruit Circles Much Agitated: San Bernardino Exchange Loses Membership." P. 5.

The San Bernardino County Sun. "Rialto: Community Mourns a Friend." 21 April 1907, P. 7.

San Bernardino News. "Rialto Cemetery May be Taken by City Trustees: Plan to Have Burial Place Transferred by Park Association. " 10 August 1916. P. 4.

Murphy, Mike. "War dead honored at services." *The San Bernardino County Sun*. 1 June 1976, P. 23.

Rialto Record. "Cemetery Bords Sells Roadway." 28 April 1916, P. 8.

Rialto Record. 16 April 1915, P. 1.

Rialto Record. "Memorial Day Celebrated." 31 May 1918, P. 1.

Rialto Record. "City may take Cemetery Property." 11 August 1916, P. 1.

Rialto Record. "Memorial Day Service set at Rialto Cemetery." 28 May 1959, P. 1.

Rialto Record. "Memorial Day is Reverently Kept by Rialto People." 6 June 1930. P. 8.

Rialto Record. "Notice of Public Work." 31 January 1930, P. 7.

Rialto Record. 19 September 1952. "Propose to Build Mausoleum in Rialto Cemetery." P. 3.

The Daily Report. "City Owned Grave Yard for Rialto." 24 August 1916, P. 2.

The Evening Index. "Trustees of Rialto to Convene: Cemetery taken over by City; Other News Notes of Local Interest." 5 September 1916, P. 4.

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The San Bernardino County Sun. "Magazine Review in Woman's Club: City Trustees Talk over Pertinent Matters in Regular Session." 8 February 1917, P. 7.

The San Bernardino County Sun. "Rialto Colony Menaced by Fierce Brush Fire: Cemetery is completely burned over. School House narrowly escapes." 21 September 1905. P. 2.

The San Bernardino County Sun. "Benefit for Red Cross is Red Cross is Tonight: Woman's Club will Raise Funds for Work; City Council in Meeting." 5 April 1917, P. 7.

The San Bernardino County Sun. "City Assumes Full Care of Burial Place: Rialto Cemetery is Taken Over by Trustees for Better Protection." 9 August 1917, P. 4.

The San Bernardino County Sun. "Cemeteries of the City are A-Bloom: Graves Strewn with Flowers in Remembrance of the Heroic Deeds." 31 May 1912, P. 7.

The San Bernardino County Sun. "Herbert I. Van Frank, Pioneer Resident of Rialto, Succumbs." 17 October 1951, P. 18.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 07/18/2025

(This space reserved for official comments).



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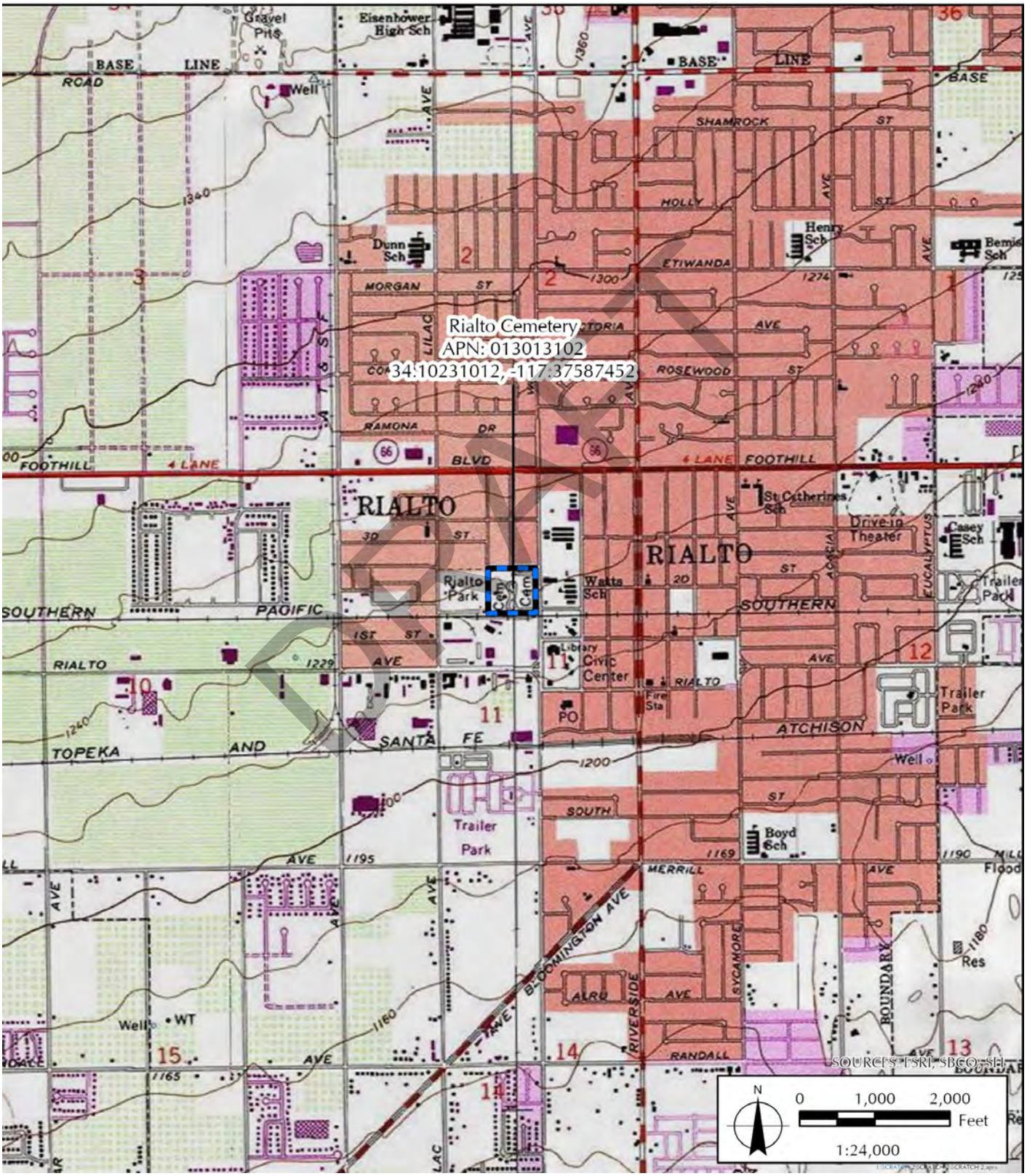
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-013-102; MR #3**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #	P-36-01759; P-36-017595
DEPARTMENT OF PARKS AND RECREATION	HRI #	
PRIMARY RECORD	Trinomial	
	NRHP Status Code	7N
	Other Listings Review Code	Reviewer / Date

 ***Resource Name or # (Assigned by recorder): APN# 013-016-106; MR #4**

P1. Other Identifier: 125 N Riverside Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 125 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465580.1 mE/ 3773519.4 mN

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

From Interstate 210 East, take Exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Stay on N Riverside Avenue that turns slightly right and becomes N Riverside Avenue. Drive 0.8 mile, then make a U-turn at W 1st Street. Subject property is on the right.

Elevation: 1236 feet above mean sea level Parcel #(s): 013-016-106

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

125 N Riverside Avenue has three buildings on the subject parcel. There are two Craftsman-style buildings located on the west portion of the elevation and one Craftsman-style building located on the center portion of the parcel. Another Craftsman-style building located on the east portion spans two APNs, the subject property APN and 129 N Riverside APN 013-016-107. The two single-family residences located on the west portion are clad in horizontal clapboard. The two buildings are surmounted by a gabled roof, clad in composition shingles. The primary/west elevation of both buildings include an entrance located in the center of the elevation surmounted by a gabled roof with extended wood lentils with eave overhangs and exposed rafters. Two simple wood posts and two decorative brackets support the gabled roof. The two buildings have three vinyl single-hung windows located on the north portion of the elevation and two single-hung vinyl windows located on the south portion of the elevation. One cement step leads up to the subject property.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Elevation



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1919

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor.

***P7. Owner:** Leung Family
1605 S Fremont Avenue
Alhambra, CA, 91803

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 8/22/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-016-106

B2. Common Name: 125 N Riverside Avenue

B3. Original Use: Rental property B4. Present Use: Rental Property

***B5. Architectural Style: Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations):
According to research, the subject property was a Sears and Roebuck Co. kit house, which was a house type significant from 1908 to 1942. The Sears catalog offered more than 370 designs in a wide range of architectural styles. Figures 1 and 2 show some of the designs that are similar to the subject property. The kit was shipped via the railroad and then generally was put together by the owner or local construction workers. The first building permit for the subject property was in 1991 with a building permit to replace the roof on all the buildings on the subject property.

The Sanborn Fire Insurance maps noted that the subject property address was 127 and 129 N Riverside Avenue. According to Sanborn Fire Insurance maps, the two buildings located on the west portion of the parcel have retained their footprint and porch. The buildings located at the rear/east portion of the parcel appear to have been demolished (Figure 3). A 1938 historic aerial shows that the two buildings in the center portion of the elevation had already been demolished, and a new building had been added to the parcel (Figure 4). Furthermore, a tree obscured the rear portion of the elevation making it difficult to determine if the rear/east portion of the parcel had a building. However, by 1952, the third building located on the east portion spanning two parcels was built (Figure 5). Google Street view shows that the original wood front door with large single-lite fixed windows were replaced between 2011 and 2012. According to Google Street views, between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property.

The north elevation features three groupings of windows for both buildings. The east portion of the elevation features a rectangular vinyl single-hung window with wood surround. The middle portion of the elevation features a pair of vinyl single-hung windows with wood surround. The west portion of the elevation features a grouping of three single-hung windows with wood surround. The rear/east elevation features a rear entrance located on the south portion of the elevation. Three cement steps lead up to the wood door. One single-hung vinyl window is located to the south of the door with wood surround. The north portion of the elevation appears to have at least one vinyl sliding window. The south elevation features four groupings of windows. The west portion of the elevation features a pair of single-hung vinyl windows with wood surround. To the east of the two single-hung vinyl windows is one rectangular sliding vinyl window. In the center portion of the elevation features a pair of single-hung vinyl windows with wood surround. The east portion of the elevation features a pair of sliding windows with wood surround.

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BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 1. Honor Bilt Modern Homes Catalog



Figure 2. Honor Bilt Modern Homes Catalog

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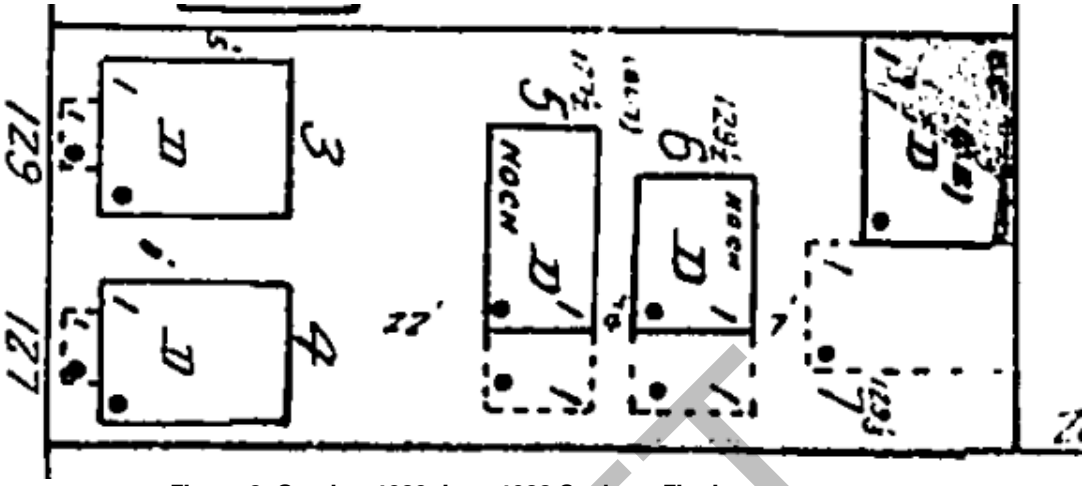


Figure 3: October 1929-June 1932 Sanborn Fire Insurance maps

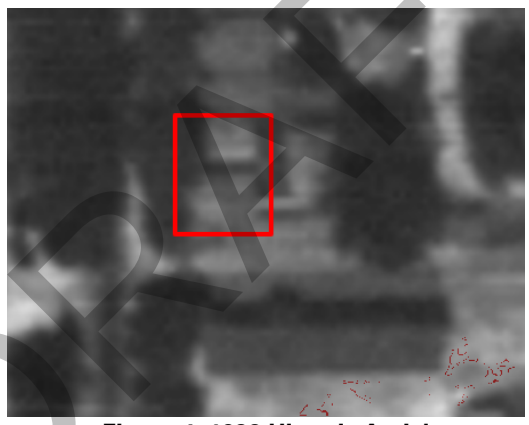


Figure 4: 1938 Historic Aerial



Figure 5: 1952 Historic Aerials

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127 ½ Riverside Avenue

The third building on the subject parcel, located at the center portion of the elevation, features a building with a rectangular footprint. The single-family residence is surmounted by a gabled roof, clad in composition shingles. The residence is clad in horizontal clapboard. The primary/south elevation features an entrance in the center of the elevation with wood surround. The entrance is surmounted by a gabled roof over a partial width porch. A grouping of three single-hung windows is located west of the entrance, and a grouping of three single-hung windows are located east of the entrance. All the windows are trimmed in vinyl. The west elevation features three groupings of windows. The north portion of the elevation features one sliding vinyl window with wood surround. The center portion of the elevation features a pair of single-hung vinyl windows with wood surround. The south portion of the elevation features a grouping of three vinyl single-hung windows with wood surround. The rear/north elevation and the east elevation were not photographed.

Another building spanning two parcels is located on east portion of both parcels. The single-family residence is surmounted by a cross-gabled roof with a shed roof extension on the south elevation, clad in composition shingles. The residence is clad in stucco. The chimney pierces the south elevation. The primary/west elevation and the south elevation were not visible from the public right-of-way. The east elevation features a window on the south portion of the elevation. The window is obscured by window security bar. The window has wood surround. The center portion of the elevation features a rectangular window that is also obscured by window security bar. The other window located on the center portion of the elevation features what appears to be a rectangular awning window. The north portion of the elevation features a pair of double-hung windows. The north elevation features just an attic vent in the gables.

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View of Third Residence (127 ½ Riverside Avenue)
SOURCE: *Sapphos Environmental, Inc.*

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None

B9a. Architect: N/A b. Builder N/A

*B10. **Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1919-1974 **Property Types:** Sears and Roebuck Co.

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the PE, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Ownership

The subject property, most likely built in the response to the arrival of the Pacific Electric railroad in the City of Rialto, was known as Rose Court. The Rose Court was owned by Mrs. Lena Pearl Smith and, later, the Bunting family. Mrs. Lena Pearl Smith owned the subject property until her death in 1940. She gave the Rose Court apartments to her daughter, Mrs. M. Helen Bunting. Mrs. Lena Pearl Smith was an active member of the community and served on the local election boards while also managing the rental properties. She also ran for City Council, but it is unclear if she was elected. Helen Bunting, born at the subject property in 1914, owned the Rose Court until 2003. She was married to Melvin H Bunting, who owned and operated the San Bernardino and Rialto Bus Line for many years for Rialto students heading to San Bernardino High School. He also served as a Volunteer Fireman and served on the Rialto City Council, and was a City Water Commissioner.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural development. Real estate advertisements specific to the City between 1913 and later reference residential development in proximity to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and was likely associated with residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot situated across from the subject property on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway, Pacific Electric Depot, and associated residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears, Roebuck, Co catalog and delivered via the railroad. However, despite the strong connection to the railway, the bungalow style homes on the subject property are common across the United States, and therefore the subject property itself does not rise to the level of having made a significant

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contribution to the broad patterns of national or state history. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or local. The residence was owned by the Smith and Bunting family from 1919 to 2003. According to historic newspaper articles, Pearl Smith ran for City Council; however, research could not determine if she served on the City Council. Therefore, no evidence was discovered of the Smith or Bunting families' lasting contributions to the city of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible under Criterion B/2.

Properties may be eligible for the National and California Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject property has had several character-defining features such as gabled roof, partial-width porch, wood columns supporting the porch, and triangular knee braces. Despite these character-defining features, the subject property is a modest and modified example of Craftsman-style building. Between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property. Other modifications include the replacement of the original door. Since it was a Sears and Roebuck Co. catalog house, it also lacks distinction. Therefore, under Criterion C/3, the property is ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the City's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck Co. catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and national patterns of residential development. Both the association of the subject property with Sears and Roebuck Co. mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway, Pacific Electric Depot, and associated residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck Co. catalog and delivered via the railroad. The subject property thus exhibits character, interest, and value as part of the development, heritage, or cultural characteristics of the City of Rialto. Therefore, the subject property is eligible under Criterion 1.

No evidence was discovered to suggest the subject property was the site of a documented historic event. No evidence was discovered that strongly identifies a person who significantly contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of mass-produced Craftsman-style buildings and do not embody unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject buildings have had several character-defining features such as gabled roofs, partial-width porches, wood columns supporting the porches, and triangular knee braces. Despite these character-defining features, the subject buildings are modest and modified examples of the Craftsman-style building. Furthermore, the buildings are not particularly good examples of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto. Issued 27 September 1991. Permit No. 91002031.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

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FrameFinder. 1938 and 1952. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. "125 N Riverside Avenue, Rialto." Accessed February 2025. Available at: https://www.google.com/maps/place/125+N+Riverside+Ave,+Rialto,+CA+92376/@34.1016836,-117.3726266,16z/data=!4m6!3m5!1s0x80c34d6685d1f405:0x54318ceb83c28bd9!8m2!3d34.1015378!4d-117.3700745!16s%2Fg%2F11c4fx2c4p?entry=ttu&g_ep=EgoyMDI1MDQwOC4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. Available at: https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman" in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-581.

NeighborWho. n.d. Property search report for 125 N Riverside Avenue, Rialto, CA. Accessed April 2025. Available at: https://neighborwho.com/

Rialto Record. "Pearl Smith is Candidate for City Clerk." 06 April 1928, P. 5.

Rialto Record. "Rose Court Now Being Improved with New Paint." 8 April 1938, P. 1.

Rialto Record. "Mrs. Pearl Smith Dies; Ill Long Time." 8 November 1940, P. 1.

San Bernardino County Office of the Assessor. "125 N Riverside Avenue." Accessed April 2025. Available at: https://arcpropertyinfo.sbcounty.gov/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. Available at: https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

B13: Remarks: According to BERD, the subject property was evaluated in 1997 with status code 7N: Needs to be reevaluated – formerly coded as may become National Register eligible with specific conditions (7N, 4/22/1997, 2376-0061-0000; 2376-0062-0000).

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BUILDING, STRUCTURE, AND OBJECT RECORD

*B14. Evaluator: Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

*Date of Evaluation: 10/22/2025

(This space reserved for official comments).



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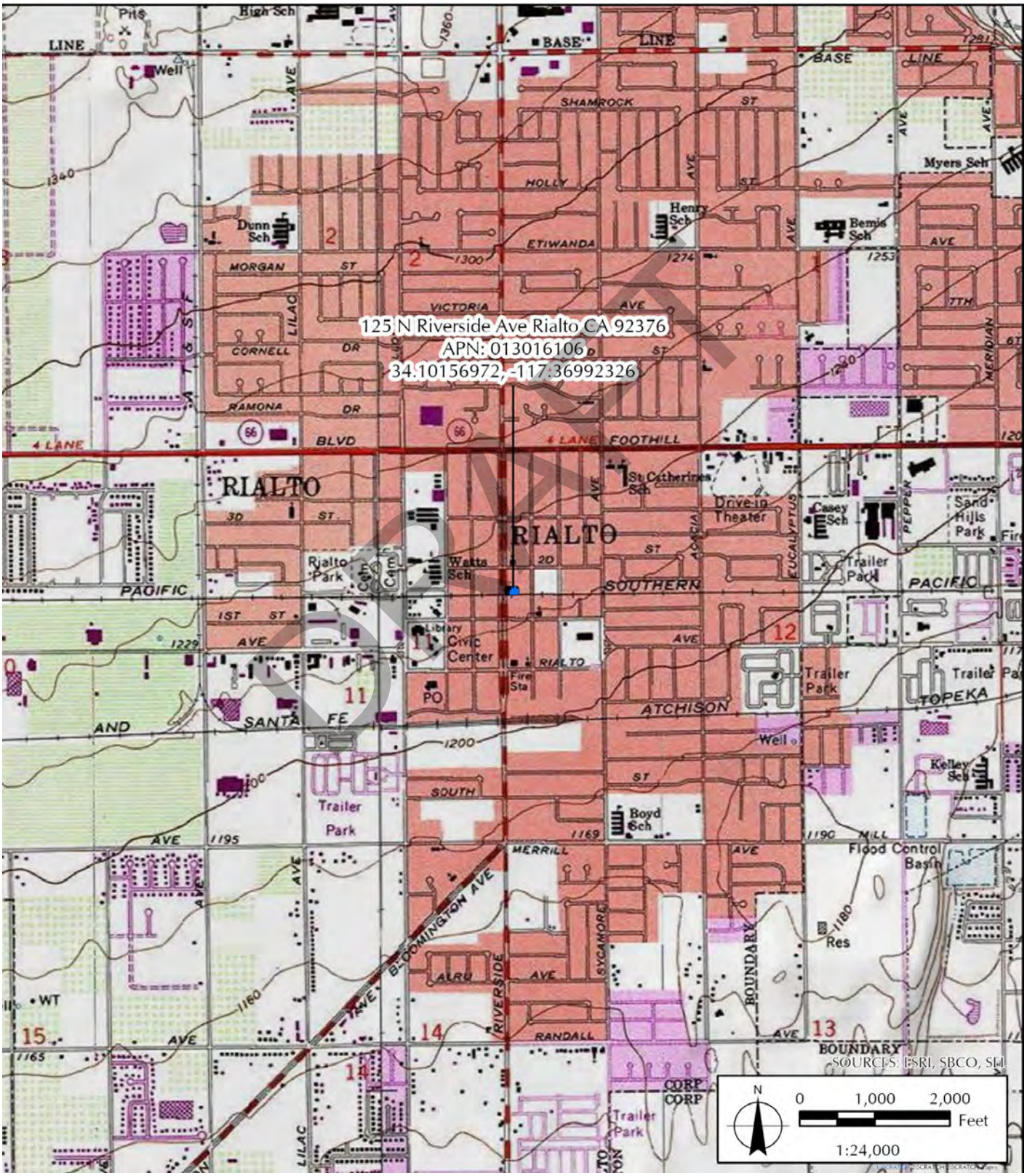
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-106; MR #4**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #	P-36-017595; P-36-017597
DEPARTMENT OF PARKS AND RECREATION	HRI #	
PRIMARY RECORD	Trinomial	
	NRHP Status Code	7N
	Other Listings Review Code	Reviewer / Date

 ***Resource Name or # (Assigned by recorder): APN# 013-016-107; MR #5**

P1. Other Identifier: 129 N Riverside Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 129 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465867.2 mE/ 3773492.3 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate-210 East take Exit 71 for Riverside Avenue. Turn right onto N Riverside Ave. Drive for 1.6 mi. N Riverside Ave turns slightly right and become N Riverside Ave. Drive 0.8 mi. Make a U-turn at W 1st Street. Destination is on the right.
Elevation: 1234 feet above mean sea level Parcel #(s): 013-016-107

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries). 129 N Riverside Avenue has three buildings on the subject parcel. There are two Craftsman-style buildings located on the west portion of the elevation and one building located on the east portion of the parcel. Another building located on the southeast portion spans two APNs: the subject property, APN 013-016-106, and 125 N Riverside. The two single-family residences located on the west portion are clad in horizontal clapboard. The two buildings are surmounted by a clipped, gabled roof, clad in composition shingles. Both buildings have a secondary, extending clipped gabled roof plane, causing the primary elevation to have two planes, with the north and south portion of the elevation more recessed than the center portion. Each of the buildings on the subject property is clad in horizontal wood clapboard and has a brick chimney that pierces the center portion of the north elevation. Both Craftsman-style buildings have identical configuration. The two Craftsman-style buildings located on the primary/west elevation have an entrance located at the center of the elevation. A concrete walkway leads to both buildings. The entrance has a door obscured by a metal screen door. On either side of the entrance in the center portion of the elevation are two vinyl single-hung windows. The north portion and south portion of the elevation features another vinyl single-hung window. The primary/west elevation also features a decorative attic vent in the gables.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Elevation



View (Direction Facing): East
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1920
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor.

***P7. Owner:** Leung Family
1605 S Fremont Avenue
Alhambra, CA 91803

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 10/22/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-016-107

B2. Common Name: 129 N Riverside Avenue

B3. Original Use: Residential Rental Property B4. Present Use: Residential Rental Property

***B5. Architectural Style: Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
According to research, the subject property was a Sears and Roebuck Co. kit house, which was a house type significant from 1908 to 1942. The Sears catalog offered more than 370 designs in a wide range of architectural styles. Figures 1 and 2 show some of the designs that are similar to the subject property. The kit was shipped via the railroad and then generally was put together by the owner or local construction workers.

The Sanborn Fire Insurance maps noted that the subject property address was 133 and 131 N Riverside Avenue. According to Sanborn Fire Insurance maps, the two buildings located on the west portion of the parcel have retained their footprint. However, according to Google Street views, the partial-width porch was enclosed with single-hung vinyl windows between March 2019 and February 2021. The buildings located at the rear/east portion of the parcel appear to have been demolished (Figure 3). By 1952, historic aerials show the third building located on the southeast portion spanning two parcels was built. According to Google Street views, between March 2019 and February 2021, the double-hung wood windows were replaced with vinyl single-hung windows for all the buildings on the subject property.

The north elevation features three planes, with the west portion more recessed than the center portion and the east portion of the elevation. The east portion of the elevation features three single-hung vinyl windows with prominent wood surround. The center portion of the elevation features two single-hung vinyl windows. The west portion of the elevation features a grouping of three vinyl single-hung windows with prominent wood surround. The rear/east portion of the elevation featured two planes, with the south portion of the elevation more recessed than the north portion of the elevation. Another secondary clipped gabled roof plane causes the two planes on the rear elevation. The south portion of the elevation features one A/C unit with prominent wood surround. The north portion of the elevation features a large sliding vinyl window to the left (south) of the simple wood door with prominent wood surround. Two concrete steps lead up to the back door. The south elevation features two planes, with the west portion more recessed than the east portion. The west portion of the elevation features a grouping of three vinyl single-hung windows with prominent wood surround. The east portion of the elevation features a wall A/C unit with prominent wood surround. The center portion of the east portion of the elevation features two single-hung vinyl windows with prominent wood surround. To the east of the two-vinyl single-hung windows is a grouping of three single-hung vinyl windows.

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BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 1. Honor Bilt Modern Homes Catalog



Figure 2. Honor Bilt Modern Homes Catalog

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BUILDING, STRUCTURE, AND OBJECT RECORD

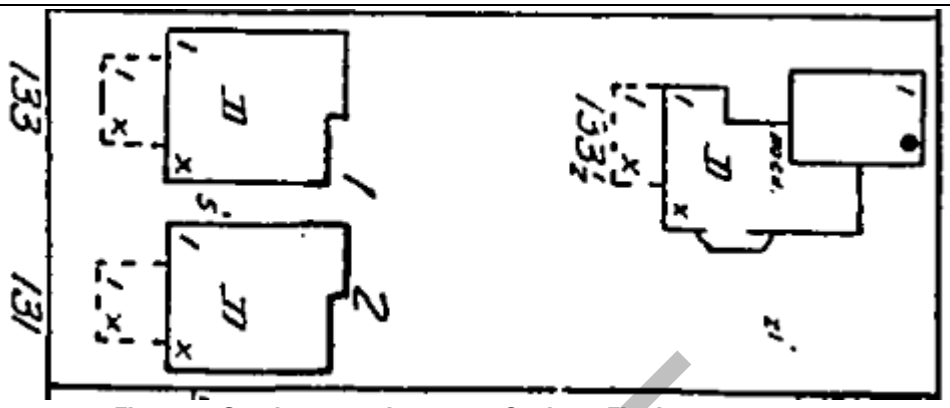


Figure 3: October 1929-June 1932 Sanborn Fire Insurance maps

127 ½ N Riverside Avenue

Another building spanning two parcels is located on east portion of both parcels. The single-family residence is surmounted by a cross-gabled roof with a shed roof extension on the south elevation, clad in composition shingles. The residence is clad in stucco. The chimney pierces the south elevation. The primary/west elevation and the south elevation were not visible from the public right-of-way. The east elevation features a window on the south portion of the elevation. The window is obscured by window security bar. The window has prominent wood surround. The center portion of the elevation features a rectangular window that is also obscured by window security bar. The other window located on the center portion of the elevation features a rectangular awning window. The north portion of the elevation features a pair of double-hung windows. The north elevation features just an attic vent in the gables. The shed located on the east portion of the parcel is surmounted by a shed roof, clad in composition shingles. The shed is clad in horizontal clapboard. A simple wood door is located on the south elevation. On each corner of each elevation features a rectangular bracket. Another simple wood door is located on the north elevation with prominent wood surround. The other elevation was not visible from the public right-of-way.

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***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8.** **Related Features:** None

B9a. Architect: N/A b. Builder Sears and Roebuck Co.

***B10.** **Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1919-1974 **Property Types:** Residence

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the PE, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Ownership

The subject property was known as Rose Court. The Rose Court was owned by Mrs. Lena Pearl Smith and later, the Bunting family. Mrs. Lena Pearl Smith owned the subject property until her death in 1940. She gave the Rose Court apartments to her daughter, Mrs. M. Helen Bunting. Mrs. Lena Pearl Smith was an active member of the community and served on the local election boards while also managing the rental properties. She also ran for City Council, but it is unclear if she was elected. Helen Bunting, born at the subject property in 1914, owned the Rose Court until 2003. She was married to Melvin H Bunting, who owned and operated the San Bernardino and Rialto Bus Line for many years for Rialto students heading to San Bernardino High School. He also served as a Volunteer Fireman and served on the Rialto City Council, and was a City Water Commissioner.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural development. Real estate advertisements specific to the City between 1913 and later reference residential development in proximity to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and was likely associated with residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot situated across from the subject property on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs, which likely circulated between 1915 and 1920, establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway and Pacific Electric Depot, connect it to the residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck, Co catalog and delivered via the railroad. However, despite the strong connection to the railway, the bungalow style homes on the subject property are common across the United States, and therefore the subject property itself does not rise to the level of having made a significant contribution to the broad patterns of national or state history. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or local. The residence was owned by the Smith and Bunting family from 1919 to 2003. According to historic newspaper articles, Pearl Smith ran for City Council; however, research could not determine if she served on the City Council. Therefore, no evidence was discovered of the Smith or Bunting families' lasting contributions to the city of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible under Criterion B/2.

Properties may be eligible for the National and California Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Co. catalog. The subject property has had several character-defining features such as gabled roof, partial-width porch, wood columns supporting the porch, and triangular knee braces. Despite these character-defining features, the subject property is a modest and modified example of Craftsman-style building. Between March 2019 and February 2021, the wood casement windows with divided upper lights on all visible elevations

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from the public right-of-way were replaced with vinyl single-hung windows for all the buildings on the subject property. Other modifications include the replacement of the original door. Since it was a Sears and Roebuck Co. catalog house it also lacks distinction. Therefore, under Criterion C/3, the property is ineligible as it lacks architectural distinction, and it is not the work of a master.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes ten criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property is located adjacent to the historic alignment for the Pacific Electric Railway and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the City of Rialto Historical Society indicated that the subject property is considered important locally. The Craftsman Bungalows are early examples of cheap and affordable housing built in near proximity to the Pacific Electric Railway in the years following establishment of the rail line. Their proximity to the Pacific Electric Depot on the other side of the tracks (119 N Riverside Avenue) further establishes a direct connection to the city's Pacific Electric hub. The buildings' designs as mail-order-catalog single-family residences from one of the Sears and Roebuck catalogs likely circulated between 1915 and 1920 establish a direct connection between the subject property and nationally important residential development. Both the association of the subject property with

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Sears and Roebuck mail-order home building, which offered working-class families relatively cheap and affordable housing opportunities in an era of burgeoning population and home growth across the United States, as well as the subject property's immediate proximity to the Pacific Electric Railway and Pacific Electric Depot, connect it to the residential boom that ensued. The residence served as rental properties and would have possibly housed tenants who used or were employed by the Pacific Electric Railway. Furthermore, the subject property was ordered by the Sears and Roebuck Co catalog and delivered via the railroad. The subject property thus exhibits character, interest, and value as part of the development, heritage, or cultural characteristics of the City of Rialto. Therefore, the subject property is eligible under Criterion 1.

No evidence was discovered to suggest the subject property was the site of a documented historic event. No evidence was discovered that strongly identifies a person who significantly contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 2/3.

Research indicates that the buildings on the subject property are over fifty years old. However, the buildings on the subject property are common examples of mass-produced Craftsman-style buildings and do not embody unique design or detailing. The buildings do not embody elements of architectural design, detail, materials, or craftsmanship. The subject property includes multiple common examples of Craftsman-style houses that were ordered in a Sears and Roebuck Company catalog. The subject buildings have had several character-defining features such as gabled roofs, partial-width porches, wood columns supporting the porches, and triangular knee braces. Despite these character-defining features, the subject buildings are modest and modified examples of the Craftsman-style building. Furthermore, the buildings are not particularly good examples of a period or style and are not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. "129 N Riverside Avenue, Rialto." Accessed February 2025. Available at: https://www.google.com/maps/

Historical Society. "Rialto-A Short History." Accessed February 2025. Available at: https://www.rialtohs.org/history

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. Available at: https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman" in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-581.

Rialto Record. "Pearl Smith is Candidate for City Clerk." 06 April 1928, P. 5.

Rialto Record. "Rose Court Now Being Improved with New Paint." 8 April 1938, P. 1.

Rialto Record. "Mrs. Pearl Smith Dies; Ill Long Time." 8 November 1940, P. 1.

San Bernardino County Office of the Assessor. "129 N Riverside Avenue." Accessed April 2025. Available at: https://arcpropertyinfo.sbcounty.gov/

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Sears, Roebuck and Co. *Honor Bilt Modern Homes.* Clatsop Community College Dora Baddollet Library Archive. 1918. Accessed on April 10, 2025. Available at: https://archive.org/details/honorbilt.modernhomes.sears.1918/page/40/mode/2up

The San Bernardino County Sun. 11 July 1991, P. 20.

The San Bernardino County Sun. "Record Cited by Candidate: Platform in Rialto." 19 March 1950, P. 14.

B13: Remarks: According to BERD, the subject property was evaluated in 1997 with status code 7N: Needs to be reevaluated – formerly coded as may become NR eligible with specific conditions (7N, 4/22/1997, 2376-0063-0000; 2376-0064-0000).

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 10/22/2025

(This space reserved for official comments).



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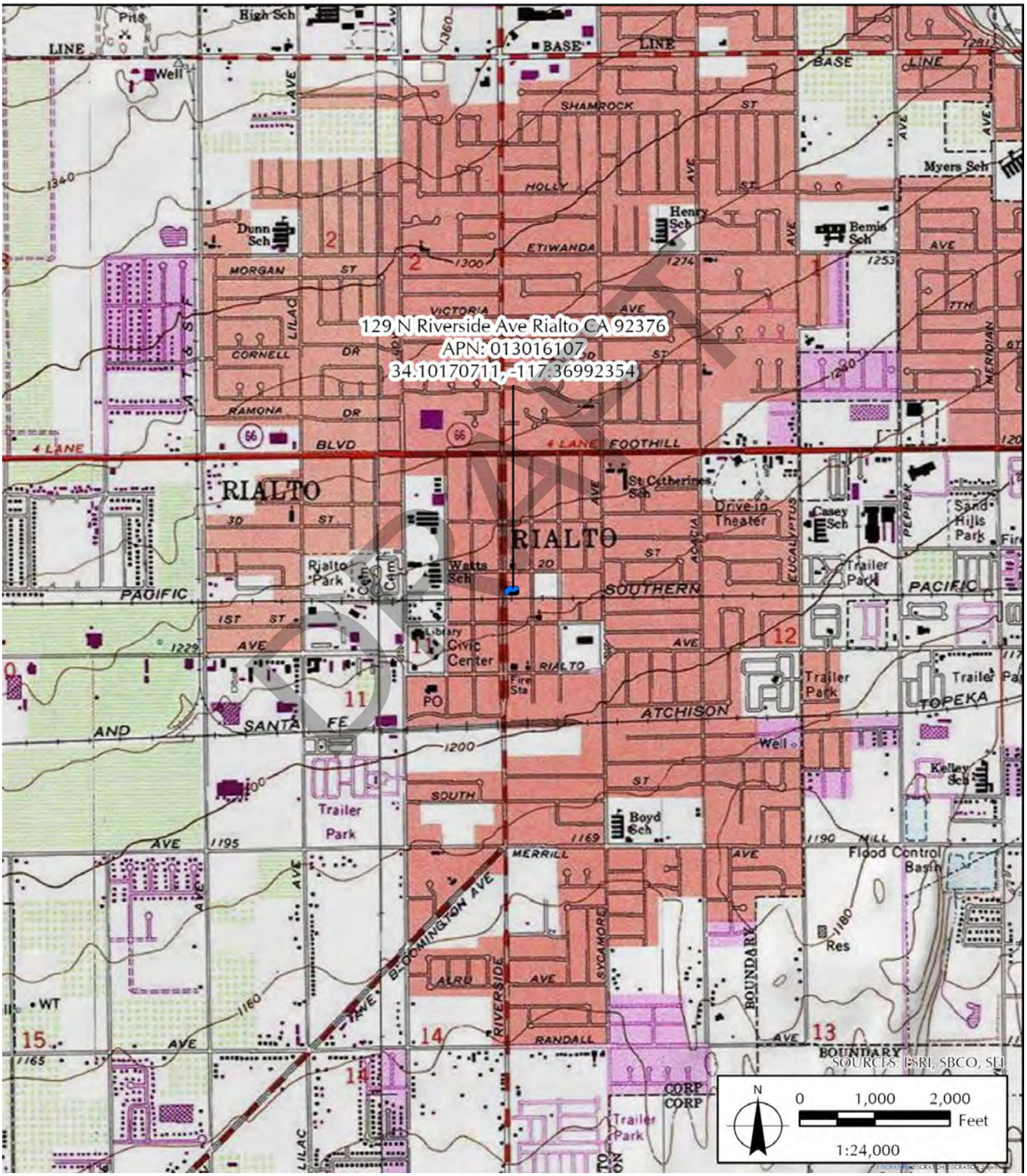
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-107; MR #5**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): APN#** 013-013-101

P1. Other Identifier: 235 N Lilac Avenue/Lilac Park/ Bud Bender Park

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SE ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 235 N Lilac Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465118.4 mE/ 3773572.1 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 East, take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left on N Fitzgerald Avenue. Turn left onto W Baseline Road. Turn right onto N Lilac Avenue. Destination is on the left.
Elevation: 1,241 feet above mean sea level Parcel #(s): 013-013-101

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 10-acre subject property known as Bud Bender Park was originally constructed between 1948 and 1959, dedicated in 1961 as Lilac Park, and rededicated in 1996 in honor of Bud Bender and his dedication to youth sports. The park includes two baseball fields, a bathroom/ snack shack, a gazebo, playground equipment, and a Vernacular-style storage building.

P3b. Resource Attributes: (List attributes and codes) HP31. Urban Open Space; HP29. Landscape Architecture

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View of sign, located on west portion of parcel



View (Direction Facing): West
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1948-1959
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic aerial photographs.

***P7. Owner:**	City of Rialto
Address	150 S Palm Avenue
City, State, Zip	Rialto, CA 92377
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA, 91107
***P9. Date Recorded:**	4/22/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** ***NRHP STATUS CODE: 6Z**
Bud Bender Park/Lilac Park; MR #6

B1. Historic Name: Bud Bender Park/ Lilac Park

B2. Common Name: 235 N Lilac Avenue

B3. Original Use: Park B4. Present Use: Park

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The City of Rialto did not have the original building permits for the subject property, and Sanborn fire insurance maps were not available, rendering the original architect and builder unknown. Between 1948 and 1959, historic aerials show that two baseball fields existed at the subject property, and a rectangular building was located on the northwest corner of the parcel that now is a storage building. The baseball diamonds are located on the northwest and the southeast in the historic aerials. By 1968, a paved parking lot was located on the northwest corner of the parcel. Two buildings appeared to be present in the northwest corner in 1968, which may have been the bathrooms and a snack shack. In 1976, a historic newspaper discussed the need to replace the existing bathrooms at Bud Bender Park (*The San Bernardino County Sun*, June 1976).

Building permits state that in 1980, a 6-foot wall that was 22 feet long was installed in front of the bathroom doors. Also, in 1980, an addition was added to the snack shack and bathroom building of 240 square feet. Another permit from 1980 replaced the existing bleachers with three sets of bleachers. According to building permits, in 1991, a picnic shelter gazebo was installed in the park. In 1996, a septic tank and a seepage pit were installed in the park, replacing the old septic tank. Between 2014 and 2016, the playground equipment was added to the subject property. A building permit from 2016 states that the lights were changed in the park. According to historic aerials, between 2016 and 2018 the northwest diamond changed location and direction. Historic aerials also show that a new bathroom/snack shack was built between 2016 and 2018.

The baseball fields located in the northwest and the southeast portion of the parcel were constructed between 1948 and 1959. Both baseball fields have metal bleachers that surround the baseball field and are surrounded by a chain-link fence. The baseball field on the southeast corner still has retained a wood scoreboard that was built at an unknown date. The Vernacular-style storage building located on the northwest corner of the lot is surmounted by a gabled roof, clad in composition shingles, and was constructed between 1948 and 1959. The building is clad in concrete cinderblocks, and each elevation features a metal door. The playground is located south of the storage building. The bathroom/snack shack located south of the northwest baseball field is surmounted by a gabled roof and clad in concrete tiles. The snack shack was constructed between 2016 and 2018. The building is clad in stucco and arroyo stone. The west elevation features two planes with the south plane more recessed than the north plane. On the west elevation, there are three windows that are obscured by metal shutters and a metal door located on the north portion. The north elevation could not be seen from the public right-of-way. The east elevation features two planes with the south plane more recessed than the north plane. The east elevation features a roll-up metal door on the north portion of the elevation and two metal shutters on the south portion. The south elevation features two-bathroom doors located on the west and east portion of the elevation. In between, the two bathroom doors are a recessed archway with two water foundations. The water foundations backdrop features decorative tile. The gazebo is located on the south portion of the parcel and features a hexagon shape that was constructed in 1991. The gazebo is surmounted by a hipped roof, clad in metal. The gazebo is supported by six metal poles. Under the gazebo are several metal picnic tables. The south portion of the parcel abuts the Pacific Electric Railway right-of-way.

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BUILDING, STRUCTURE, AND OBJECT RECORD

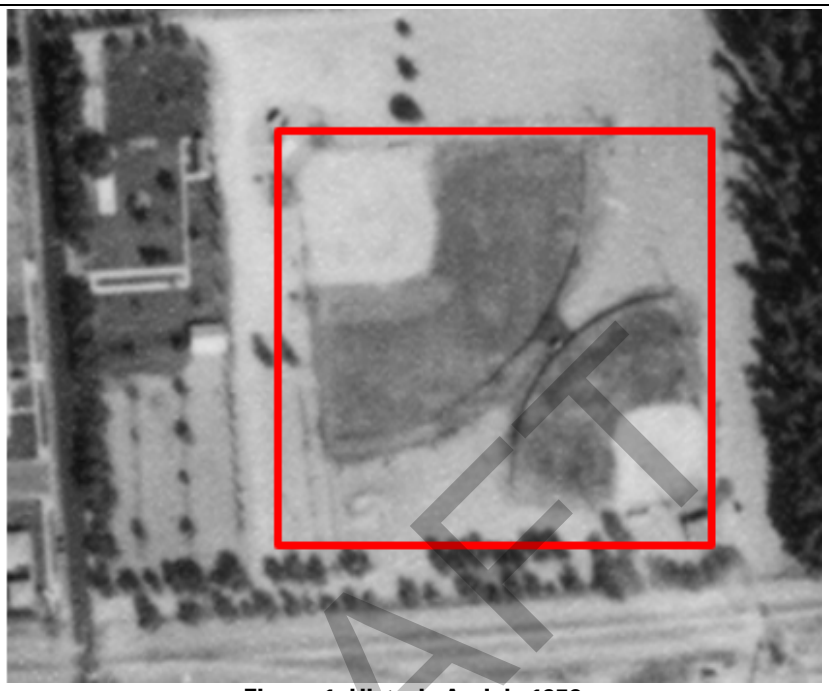


Figure 1: Historic Aerials 1959
Source: *UCSB Library: FrameFinder*

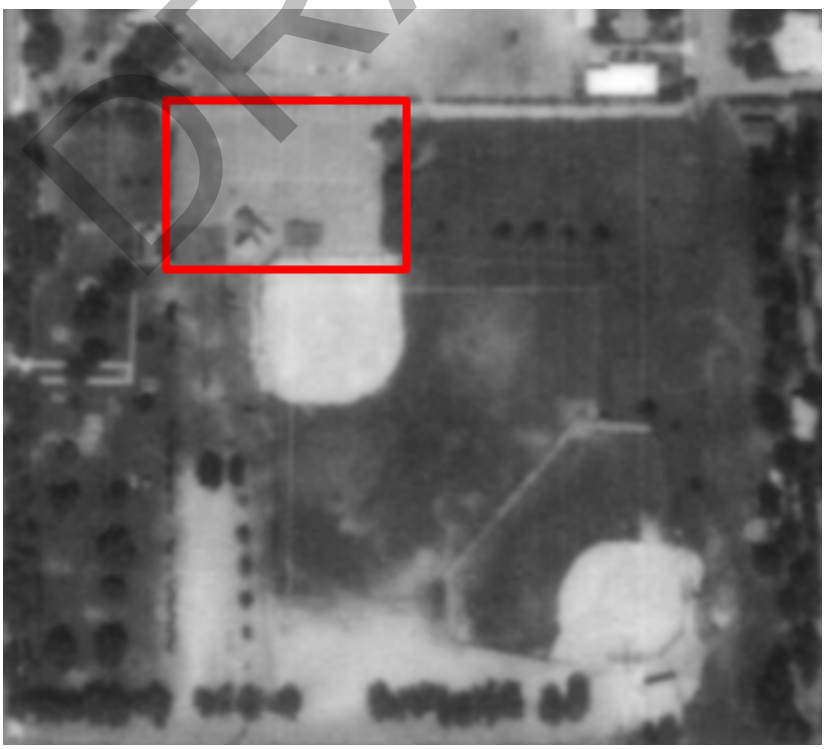


Figure 2: Historic Aerials 1968
Source: *UCSB Library: FrameFinder*

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BUILDING, STRUCTURE, AND OBJECT RECORD

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: N/A b. Builder N/A

*B10. Significance: Theme Parks and Recreation Development Area Rialto, CA

Period of Significance Post-World War II Property Types: Park

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Ownership History

Bud Bender Park, originally named Lilac Park, was built between 1948 and 1959, with two baseball fields. In 1963, the oldest structure in San Bernardino County, the adobe house, was added to Lilac Park (*Rialto Record*). According to historic newspapers, the adobe house was located at the subject property from 1963 to 1984 and was then moved to its current location in the Rialto Cemetery (*The San Bernardino County Sun*, December 1984). Bud Bender Park was used for a variety of different community events throughout the years. For instance, several advertisements in the newspapers show that a barbeque was held during Rialto Days in Bud Bender Park. Another newspaper article states that in 1980, the park was used for an unemployment march (*San Bernardino County Sun*). According to historic newspapers, the subject property had, at one point, three fields for Western Little League and Pony League. Harold Bender, known as Bud Bender, contributed to the Little League by serving as coach from 1962 to the early 2000s. To honor his contribution to Little League, the City of Rialto renamed the park from Lilac Park to Bud Bender Park in 1996. According to sources, Bud Bender served as president, vice president, and board member of the Rialto Western League for almost 40 years. Furthermore, he served as vice chairman of the Rialto Parks and Recreation Commission.



Figure 3: Rialto Days Barbeque
Source: *Bloomington News*

Context

Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development

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industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property is representative of the early development of Parks and Recreation in the City of Rialto and is related to population expansion and residential development of the City during the post–World War II era. However, the baseball fields have been replaced and reconfigured, and the original buildings have also been replaced. Research indicates that the subject property was built in proximity to the Pacific Electric, but the subject property was not directly related to the later stages of Pacific Electric Line use in the City. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify subject property owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation or state. However, historical newspaper articles and other sources identify a person who was important to the development of the Little League in the park at a local level. Harold Bender, known as "Bud" Bender, served as a Little League coach from 1962 to the early 2000s. He coached baseball and softball to over 300 children a year at Lilac Park (Bud Bender Park). He also contributed to the subject property's development by serving as vice chairman of the Rialto Parks and Recreation Commission. The City of Rialto honored him in 1996 by renaming Lilac Park to Bud Bender Park. In 2016, they rededicated the park after remodeling the park. Bud Bender's contributions to the park development and the Little League are significant at the local level. Other newspaper articles indicate that the park was used in other social and political events other than baseball such as the Rialto Days Barbeques and an unemployment march. However, newspaper articles do not indicate that any of these events contributed to national, state or local history. Therefore, the subject property has an association to persons whose activities made demonstrable contributions to the local history of the City of Rialto and is therefore eligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property's one historic building is a common example of a Vernacular-style building with no remarkable character-defining features, and it is not the work of a master. Therefore, it is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, it is ineligible under Criterion D/4.

Integrity

The National Park Service (1997:44–45) provides guidance on the assessment of potentially significant resources for their eligibility to be listed in the NRHP and CRHR. This guidance establishes that not only must a resource possess historical significance, but the property must also retain sufficient physical means to convey its significance. The latter is referred to as "integrity." The NPS further defines integrity by seven aspects, which must be considered in making a recommendation of historical resource eligibility for inclusion in the National and State Registers.

1. *Location is the place where the historic property was constructed or the place where the historic event occurred.*

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2. *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*

3. *Setting is the physical environment of a historic property.*

4. *Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.*

5. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

6. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

7. *Association is the direct link between an important historic event or person and a historic property.*

The subject property is in the same location of original construction and where the historic event of Harold "Bud" Bender's influential role as vice chairman of the Rialto Parks and Recreation Commission and many years of service in the Little League. Therefore, there remains a strong association of the subject property to Bender's historical presence and many contributions to the community via his service in the Little League, which occurred at the subject property, and the Park has been rededicated and renamed to honor that presence. However, the historic plan, form, and use of space at the subject property have been significantly altered over time, and the physical orientation of the baseball fields in particular have been altered. In addition, the setting has changed as the neighborhood surrounding the subject property has developed since the park's inception in the late 1950s. The materials and physical evidence of workmanship have also been updated, affecting the subject property's feeling that reflects its period of significance during the post-WWII era. Therefore, the subject property is recommended as ineligible for listing in the NRHP and CRHR.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes ten criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

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8. It has unique design or detailing.

9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

Evidence was discovered connecting Harold "Bud" Bender Park with the history of the City of Rialto or with persons significant to the development of the city. The park was renamed in honor of Bud Bender, who dedicated his life to youth sports from 1965 to the early 2000s. He was also a commissioner of Parks and Recreation and oversaw all the parks in Rialto. He was a significant person culturally through the development of the Little League baseball program at Bud Bender Park. However, the baseball fields have been redesigned and repositioned between 2016 and 2018. The subject property was used in a variety of different events, including Rialto Days barbeques and a march for unemployment that started and ended in the park. However, these events were only mentioned briefly in historic sources. Therefore, the subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Research indicates that only one of the buildings, currently used as a storage building, appears to be over 50 years old. However, the building is a common example of a Vernacular-style building. The other buildings and baseball fields located on the subject property have recently changed according to historic aerials. Based on visual inspection, the buildings on the parcel do not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Bloomington News. 24 May 1962. P. 3.

Busby, Rita. 7 December 1975. "State approves allocation for city parks improvements." *The San Bernardino County Sun.* P. 14.

Ching, Sharon. 28 September 1996. "Park sports a new name: Volunteer Bud Bender's." *The San Bernardino County Sun.* P. 13.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

City of Rialto. Issued 29 October 1980. Permit No. 45968.

City of Rialto. Issued 26 December 1980. Permit No. 46194.

City of Rialto. Issued 12 July 1991. Permit No. 91001497.

City of Rialto. Issued 28 June 1994. Permit No. 94001304.

City of Rialto. Issued 12 January 2016. Permit No. 2016-0131.

Google Maps. N.d. "Bud Bender Park, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** ***NRHP STATUS CODE: 6Z**
Bud Bender Park/Lilac Park; MR #6

Haite, Elaine. 21 November 1978. "Council gets three versions of curfew law." *The San Bernardino County Sun.* P. 26.

Kelly, Dennis. 2 April 1977. "Commission begins to study Rialto's future park needs." *The San Bernardino County Sun.* P. 21.

Rialto Record. 24 May 1962. P. 3.

Rialto Record. 24 January 1963. "Jay Cee's succeed in relocating old adobe: Lilac Park is permanent home of 1870 bldg." P. 1.

Rebello-Rees, Kathy. 23 June 1976. "Citizen complaints prompt discussion about blighted restrooms at park." *The San Bernardino County Sun.* P. 33.

Rinehart, Floyd. 18 September 1980. "Anti-unemployment march Ok'd." *The San Bernardino County Sun.* P. 31.

The San Bernardino County Sun. 18 January 1963. "Old Rialto landmark gets new home: Adobe weathers move without a single crack." P. 14.

The San Bernardino County Sun. 10 September 1974. P. 46.

The San Bernadino County Sun. 15 December 1984. "Grant is sought for adobe." P. 19.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/22/2025

(This space reserved for official comments).



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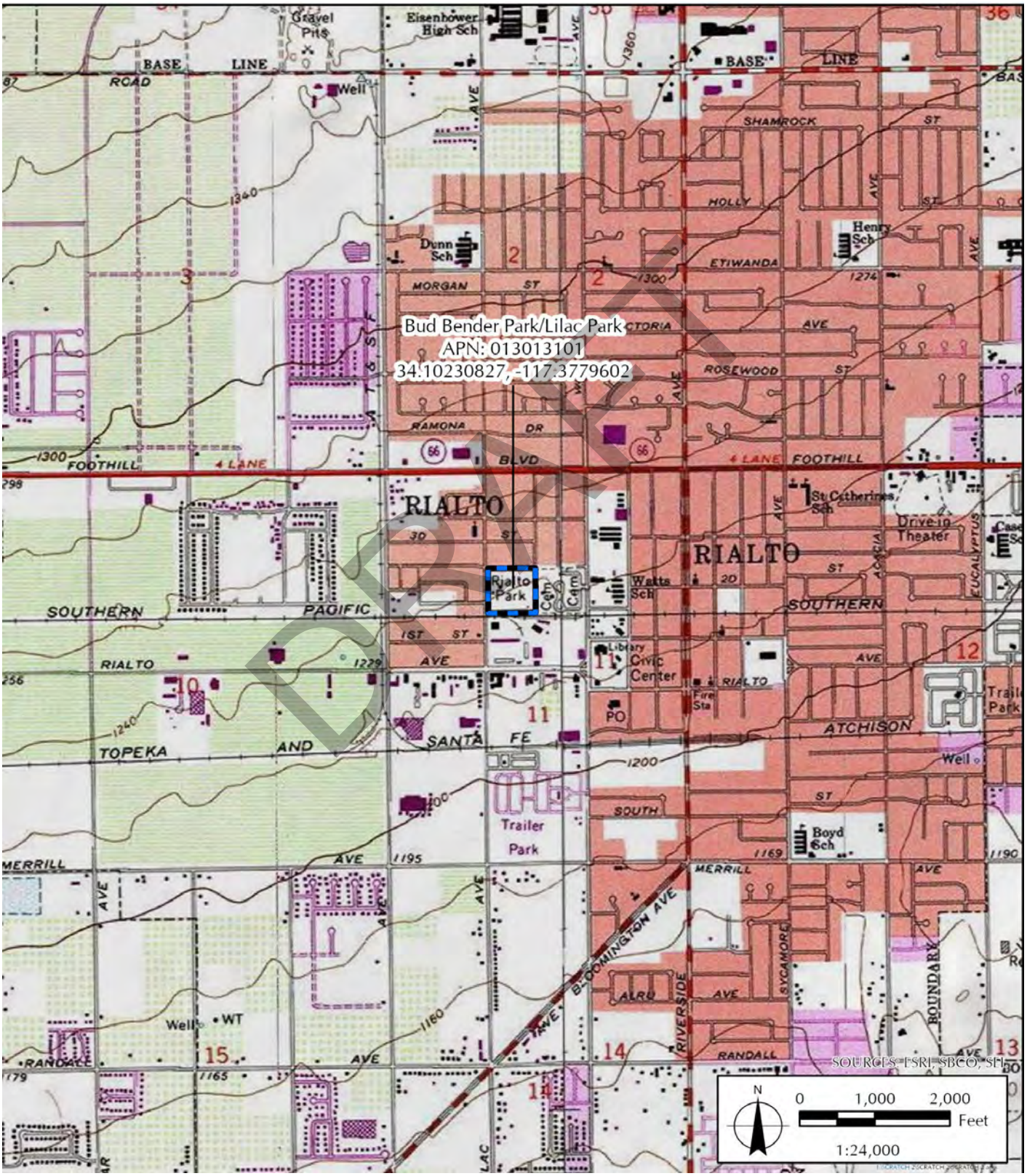
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-013-101**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 200 W 1st Street

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 200 W First Street/ 106 N Palm Avenue City Rialto, CA Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465540.4 mE/ 3773420.5 mN

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

From Interstate-210 East take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel 1.6 mi. Turn right onto W 1st Street. Subject property is on the right.

Elevation: 1,239 feet above mean sea level Parcel #(s): 013-014-117

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

The 74,923-square-foot (sf) subject property located between First St and Palm Street has an address of 106 N Palm Avenue and 200 W First Street. The subject property is roughly square in plan. The subject property includes four buildings: the A-frame modern-style First Assembly of God Church; a Contemporary-style Fellowship Hall building on the west portion of the parcel; the original Vernacular-style church building with the address of 108 N Palm Avenue, located on the north portion of the parcel; and a Vernacular-style storage building located on the north portion of the parcel. The primary church building has a rectangular footprint that is approximately 7,567 sf. The fellowship hall connected to the main church building via a breezeway has a rectangular footprint and is approximately 8,680 sf. The 108 N Palm Avenue building located on the northeast portion of the parcel has a rectangular footprint and is approximately 2,195 sf. A storage building that appears to have been a classroom/fellowship hall, located on the northernmost portion of the parcel, has a rectangular footprint and is approximately 1,611 sf.

P3b. Resource Attributes: (List attributes and codes) HP16. Religious building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1948-1966

☒ Historic ☐ Prehistoric ☐ Both Source:

Determined based on previous records and documented age attributes of surface artifacts.

***P7. Owner:** First Assembly of God
106 N Palm Avenue
Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 4/16/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-117
B2. Common Name: 200 W First Street/ 106 N Palm Avenue
B3. Original Use: Religious Institute B4. Present Use: Religious Institute
***B5. Architectural Style:** **Modern; Vernacular; Contemporary**
***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

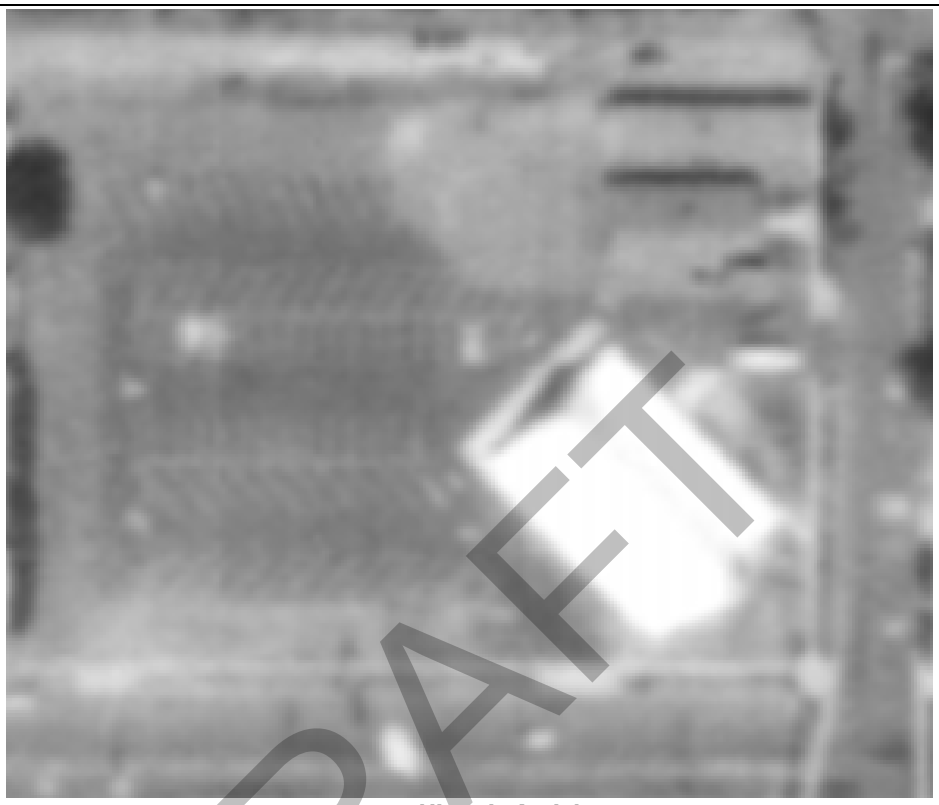
The City of Rialto does not have original building permits for the subject property, rendering the original architect and builder unknown. According to historic aerials dating from 1948 to 1959, the subject property comprised two buildings: the original church building and the vernacular rectangular building in the northeast portion of the parcel. Between 1959 and 1966, the new church building was built on the southeast corner of the parcel. A newspaper article indicates that plans were submitted to the City of Rialto for a new building in April of 1965 (*Rialto Record*). Another article claimed that the new church started construction in 1965. Between 1968 and 1980, another church building was built north of the new church building. In 1990, a building permit was issued for an addition of 280 square feet to the foyer of the church with a loading overhang of 455 square feet. In 2010, a building permit was issued to replace the roof on the primary church and fellowship hall. According to Google Maps, the subject property's roof was replaced between October 2007 and March 2012. According to Google Street View, some of the windows appear to have been replaced between March 2012 and June 2016 along the south elevation. Furthermore, the double-doors on the south elevation were replaced between May 2019 and May 2022. At an unknown date, the rectangular Vernacular building, located north of the old church building, was boarded up. The original church building's tower had at least two windows immediately beneath the shingled roof which has since been filled in at an unknown date but still exhibit faint outlines of the original openings.

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1976 Historic Aerial
SOURCE: UCSB Framefinder

BUILDING, STRUCTURE, AND OBJECT RECORD



1968 Historic Aerial
SOURCE: UCSB Framefinder



1959 Historic Aerials
SOURCE: UCSB Framefinder

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Fellowship Hall

The building located to the north of the primary church building appears to be used as a fellowship building and is surmounted by a hipped roof constructed between 1968 and 1980. The Contemporary-style building has several aluminum sliding windows on the east elevation. The south elevation features three sliding windows on the west portion of the elevation and one aluminum glass door with two-lite fixed window. The glass door is recessed. The east portion of the elevation features three aluminum double doors with a glass wall under a breezeway. The breezeway is surmounted by a flat, concrete roof with two metal columns. A covered breezeway attaches the primary church building with the second church building. The west elevation features three sets of three single-lite fixed windows in the center of the elevation.



Contemporary-Style Fellowship Hall building, located northwest of Church building
Source: *Sapphos Environmental, Inc.*

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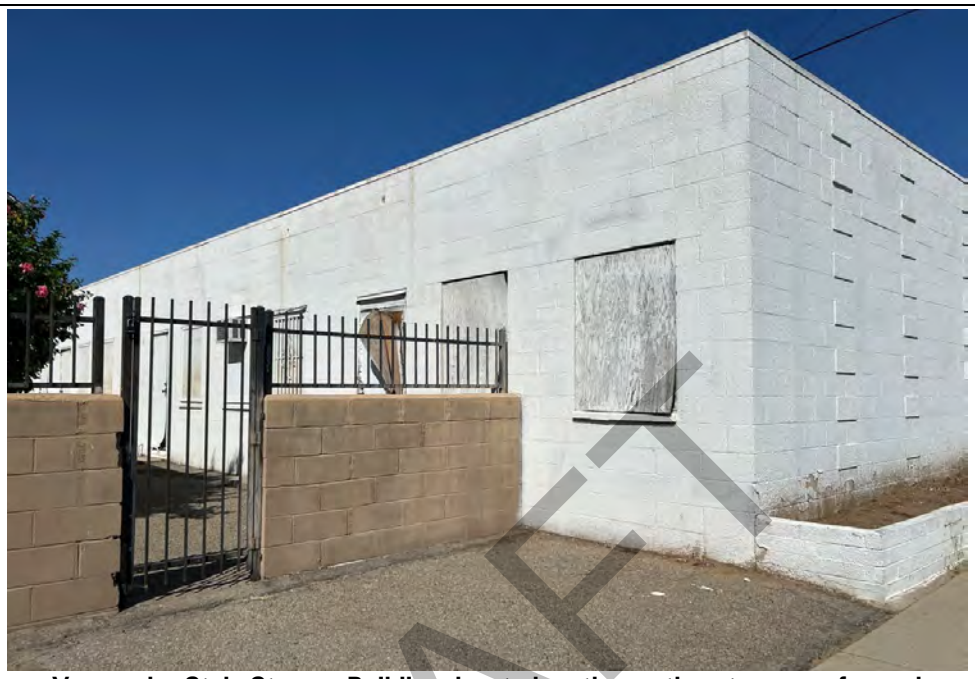
Storage Building

On the north portion of the parcel, there is a rectangular block storage building in a Vernacular style that was built between 1948 and 1959. The rectangular building is surmounted by a flat roof, clad in concrete. The primary/south elevation features one door with six windows on either side of the door that have been boarded up by plywood. The door is obscured by a metal screen door. The windows on either side of the door have been boarded over with plywood. The west elevation was not visible from the public right-of-way. The north and south elevations feature a block wall. Just south of the rectangular building is the original church building.

108 N Palm Avenue

The 108 N Palm Avenue building is located just north of the center of the parcel and was constructed between 1948 and 1959. The Vernacular-style church building has a gabled roof with a tower with a hipped roof, clad in composition shingles. The original church building is clad in a mixture of stucco and brick. The front door, located at the center of the east elevation, features a shed roof extension with four square wood supports with a brick wall as the base. The front door is a double wood door. On the left (south) of the door is one sliding wood window. The south elevation features at least one vinyl siding window. A part of the south elevation is obscured from the public right-of-way. The rear/west elevation was not visible from the public right-of-way. The north elevation has at least five sliding windows.

BUILDING, STRUCTURE, AND OBJECT RECORD



Vernacular-Style Storage Building, located on the northeast corner of parcel
Source: *Sapphos Environmental, Inc.*



108 N Palm Avenue, located just north of current Church building
Source: *Sapphos Environmental, Inc.*

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BUILDING, STRUCTURE, AND OBJECT RECORD

*B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: N/A b. Builder N/A

*B10. **Significance: Theme** Religious and Spirituality Development **Area** Rialto, CA

Period of Significance Post-World War II **Property Types:** Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

Starting in the 1950s through the 1960s, during the post–World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership

The earliest church in Rialto was the 1907 First Christian Church. As Rialto's population grew during the post-WWII era of residential expansion, religious buildings increased in Rialto. Historic newspaper articles note that the first mention of the Rialto Assembly of God church was in 1943. In 1949, the Assembly of God Church under the direction of James A Slone moved from 355 N Orange Street to 106 N Palm Street. A newspaper article stated that Reverend James A Slone (also spelled Sloane) had lived in Rialto as early as 1941, but it is unclear when he took over the Rialto Assembly of God Church. However, by 1949, he was the pastor of the church and remained the pastor until at least 1956. According to historic newspapers, he built one of the church buildings in May 1952. Another historic newspaper stated that the church abutted the Pacific Electric railroad, located at the northeast portion of the parcel. In 1961, he gifted the plot of land and the church to the Assembly of God Church. By 1963, a new pastor by the name of Eugene Boone had taken over the church. In 1968, Reverend Eugene Boone was appointed chairman of the Rialto Ministerial Association. In 1966, a historic newspaper reported that Eugene Boone had been raising money for a new church since 1965.

Evaluation

National Register of Historic Places and California Register of Historical Resources

According to research, the subject property is a later example of the religious development of the City of Rialto that coincides with the post-WWII era of residential development of the City. However, the subject property church was not the first church in Rialto. Research also does not indicate that the subject property made any significant contributions to the broad patterns of the City of Rialto. Real estate advertisements specific to the City in 1913 reference development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that this subject property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. According to historic newspapers, the subject property has been owned originally by Reverend James A Slone and gifted to the Assemblies of God in 1961. The subject property has been owned by the Assemblies of God since 1961. Although Reverend James A Slone and Reverend Eugene Boom served as reverends for the Assemblies of God, the newspaper articles did not indicate that they made demonstrable contributions in the history of Rialto, the state, or the nation. Furthermore, the subject property is not associated with any known historical events. Therefore, the property has no known associations with

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persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The primary church building has several character-defining features such as the modified A-frame roof design, concave curved trusses over the exterior isles supported by inward angled buttresses, and a high-pitched curved "flame" projecting on the primary façade. The subject property main church building is a distinctive Modern-style and Contemporary-style building. The main church building had a second building that appears to be a fellowship hall and continued with the design of the A-frame main church with the inward angled buttresses. Despite the distinctive style of the main church, it does not rise to the same level of distinction as that of the first church of Rialto. Furthermore, the Vernacular-style building that was the first building built on the subject property lacks architectural distinction. The main church and fellowship hall has been altered with an addition of a Contemporary-style building and breezeway. Moreover, some of the windows of the latter building were replaced between 2019 and 2022. The original church building appears to also have had windows that have since been infilled. Other modifications of the subject property include the boarding up of the windows of the Vernacular-style building located on the northeast portion of the lot. In summary, numerous alterations to the original architecture have occurred that diminish the significance of the subject property. Research did not indicate that the subject property was a work of a master architect. Therefore, the subject property is ineligible under Criterion C/3 as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

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7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 200 W First Street with the history of the City of Rialto or with persons significant to the development of the city. The reverend associated with the subject property's early establishment was only mentioned briefly in historical newspapers. Therefore, the subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The subject property is a common example of a Contemporary-style building. Several windows appear to have been changed, the cladding has been changed, and the setting has also changed. Therefore, based on visual inspection, the commercial building on the parcel does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. "200 W First Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 628-646.

Rialto Record. 10 June 1949, p. 4.

Rialto Record. 24 August 1951, p. 6.

Rialto Record. 21 March 1952. "Rev. James Slone Given Permission to Build Church," p. 1.

Rialto Record. 12 January 1961. "Slone's Lot Split Okay'd," p. 1.

Rialto Record. 28 April 1965. "Planners Clear Way for JayCee Sponsored Carnival This Week," p. 1.

Rialto Record. 10 November 1966, p. 6.

The San Bernardino County Sun. 9 November 1963. "San Bernardian Called as Pastor of Rialto Church," p. 33.

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The San Bernardino County Sun. 14 April 1966. "Bright but Battered Tie Aids Church Building Fund," p. 23.

The San Bernardino County Sun. 7 February 1968. "Ministerial Group Chairman Selected," p. 22.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/16/2025

(This space reserved for official comments).



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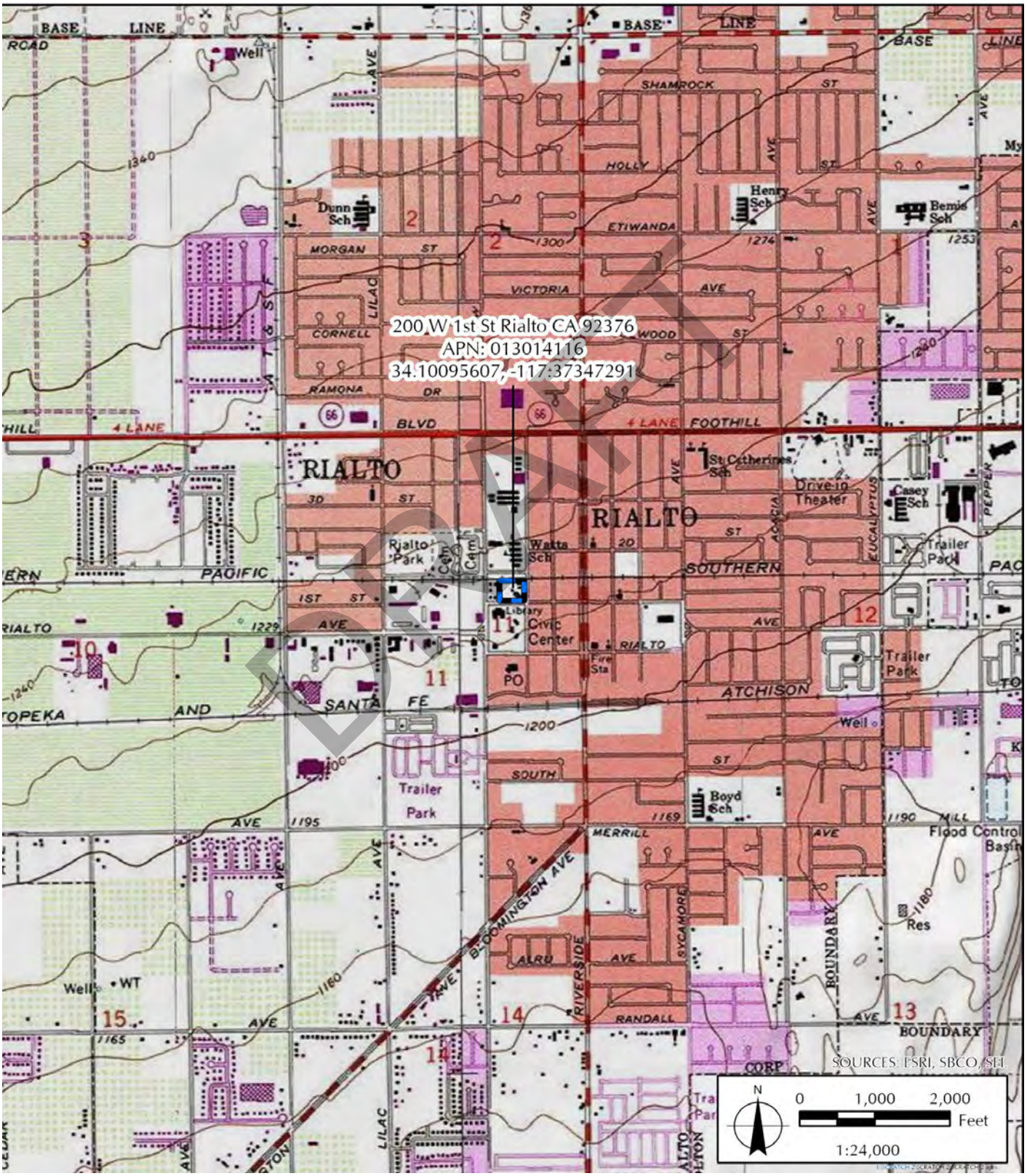
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-117; MR #7**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder):** 013-014-117; MR #8

P1. Other Identifier: 260 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 260 W First Street City Rialto, CA Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465452.7 mE/ 3773390.9 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate-210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. Drive 0.9 mile. Turn left on to W 1st Street. The subject property is on the left.
Elevation: 1,245 feet above mean sea level Parcel #(s): 013-014-117

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 1,666-square-foot (sf) L-shaped subject property located at 260 W First Street has four freestanding single-family Ranch-style residential buildings, constructed in 1958. The three other buildings on the subject property have the addresses of 175 N Willow Avenue, 195 N Willow Avenue, and 197 N Willow Avenue.

P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1958
☒ Historic ☐ Prehistoric ☐ Both Source:
Determined based on previous records and documented age attributes of surface artifacts.

***P7. Owner:**	KAA Properties, LP
Address	4900 Santa Anita Avenue
City, State, Zip	Rancho Cucamonga, CA 91730
***P8. Recorded By (Name):**	
Affiliation	Josh Poorman and Morgan Thomas Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA 91107
***P9. Date Recorded:**	4/17/2024
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-117
B2. Common Name: 260 W First Street
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch-style
***B6. Construction History** (Construction date, alterations, and date of alterations):

- **175 N Willow Street.** No building permits were available for 175 N Willow Avenue, but all the windows were replaced with vinyl. According to historic newspapers, the parcel was divided by Callie M. Lange in 1980. However, at the time of this report, the parcel had not been subdivided.
- **195 N Willow Street.** No building permits were available for 195 N Willow Avenue.
- **197 N Willow Avenue.** The residential building located at 197 N Willow Avenue's patio was enclosed in 1993. Another room addition occurred in 1993. According to building permits, the property located at 197 N Willow Avenue was a roof clad in rock and was at a later date was changed to composition shingles.
- **260 W First Street.** The residential building located at 260 W First Street has had several building permits issued. In 1968, a screened patio was added to the subject property. The patio was located on the southeast portion of the elevation. In 1969, a permit was issued to build an aluminum patio cover. In 1981, the owners reroofed the subject property. According to the notation on the building permit, they removed the shake roof and clad the subject property in asphalt shingles. According to Google Maps, between March 2022 and November 2023, the rear/north elevation of the property at 260 W First Street appears to have demolished a portion of the elevation.

260 W First Street. The subject property is clad in brick and wood. A chimney pierces the northwest corner of the elevation. The primary/south elevation features three planes with the center portion more recessed than the other two. The primary/south elevation features a recessed door under the wide overhanging of the gabled roof. Three rounded concrete steps lead up to the door with a wrought iron railing. The door is oriented towards the east. To the left (west) of the door is a large tripartite window with a fixed aluminum window with two sliding aluminum windows on either side. The tripartite window is surmounted by a large aluminum awning. To the right (east) of the door is a large tripartite window trimmed in aluminum. To the right (east) of the tripartite window is another smaller, aluminum sliding window. The west elevation features three-planes with the north portion more recessed than the other two portions. The north portion of the elevation features a tripartite aluminum window and a sliding aluminum window. Both windows are surmounted by an aluminum awning. The center portion of the elevation features one tripartite aluminum window. The window is surmounted by an aluminum awning. The south portion of the elevation features a tripartite aluminum window. The window is surmounted by an aluminum awning. The south portion of the elevation features a rectangular attic vent. The rear/north elevation was difficult to see from the public right-of-way. The west portion of the elevation features an aluminum tripartite window. The east portion of the elevation was not visible from the public right-of-way. The east elevation features a side entrance surmounted by a gabled roof. Two decorative brackets are on either side of the door. The door is obscured by a metal screen door. To the left (south) of the side door is one aluminum sliding window. The north portion of the parcel abuts the former Pacific Electric Railroad.

175 N Willow Avenue. The three buildings located in the north portion of the elevation are surmounted by a hipped roof. The residential building located at 175 N Willow Avenue is clad in stucco and brick. A stucco chimney is attached to the north elevation. The primary/west elevation features a front door and two vinyl windows. The wood front door has an oval window. To the left (north) of the front door is a large two-lite vinyl window. To the right of the front door is a vinyl sliding window. The north elevation features one sliding vinyl window on the east portion of the elevation and a chimney located on the west portion of the elevation. The rear/east elevation was not visible from the public right-of-way. The south elevation was obscured by trees and a

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gate, but a carport is visible from the public right-of-way. The carport is surmounted by a shed roof extension with four metal poles.



175 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

195 N Willow Avenue. The residential property located at 195 N Willow Avenue is surmounted by a hipped roof, clad in composition shingles. The residential building is clad in stucco. The primary/west elevation features a front door, two windows, and a garage door. The front door is obscured by a metal screen door. To the left (north) of the front door is a large two-over-two-lite window trimmed in wood. To the right (south) of the front door is a three tripartite window. The center portion of the tripartite window is a four-lite fixed window. The two windows on either side of the fixed window are wood sliding windows. The south portion of the elevation features a wood one-car garage door. The garage is clad in vertical clapboard. The north elevation features on the west portion an entrance obscured by a metal screen door and a wood sliding window. On the east portion there is one small sliding vinyl window. The rear/east elevation was not visible from the public right-of-way. The south portion of the elevation features a stucco wall.

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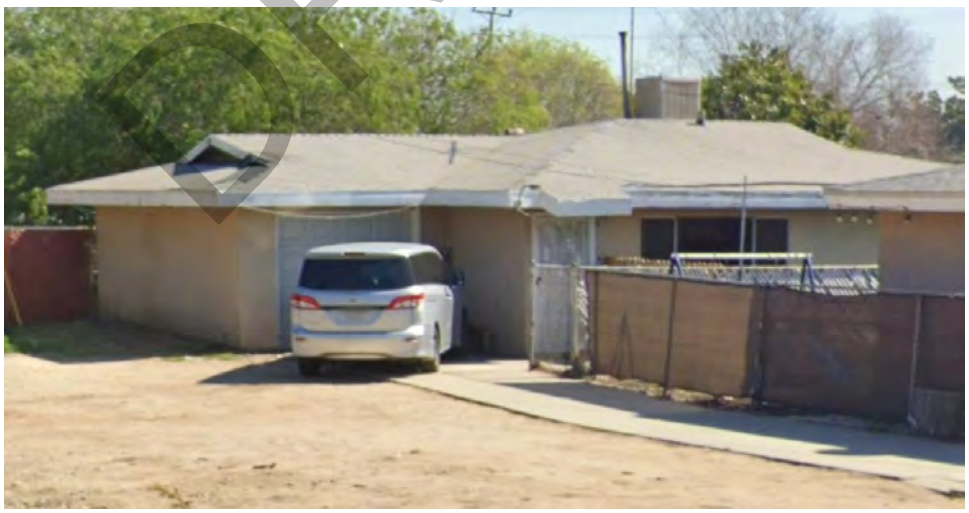
BUILDING, STRUCTURE, AND OBJECT RECORD



195 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

197 N Willow Avenue. The residential property with the address of 197 N Willow Avenue is surmounted by a hipped and gabled roof. The primary/west elevation features two-planes with the south portion more recessed than the north portion of the elevation. The north portion of the elevation features a replacement one-car garage. The south portion features a front door obscured by a metal screen door. To the right (south) of the door is a large tripartite aluminum window. The north elevation features a stucco wall. The other two elevations of the property located at 197 N Willow Avenue are obscured from the public right of way.

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197 N Willow Avenue Primary/West Elevation
SOURCE: *Google Maps*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None

B9a. Architect: N/A b. Builder N/A

*B10. **Significance: Theme** Residential Development **Area** Rialto, CA
Period of Significance Post-World War II **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

Starting in the 1950s through the 1960s, during the post–World War II era, the City of Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the United States underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

The earliest known owners of the subject property were William C. Lange and Callie Mae Lange. According to a building permit, they owned the subject property as early as 1958 and owned the subject property until 1994. William C. Lange was an educator in the area.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. During the post-WWII era, the City of Rialto's population expanded rapidly and residential development likewise grew rapidly. The subject property is an example of this era of residential growth in the City of Rialto; however, it is a common style with numerous alterations that diminish its significance. Although the subject property is in proximal to the Pacific Electric Line, it is not an early example of the development of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California*), archival and online research did not result in evidence that the subject properties have made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible under Criterion A/1.

The city building records, historic newspaper articles, and other online sources do not identify owners and residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject properties are ineligible under Criterion B/2.

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common example of a Ranch style that has been altered with several additions, with vinyl replacement windows, replacement doors, and a replaced garage door. Furthermore, the subject properties were not the work of a master architect. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the National Register and California Register under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the National Register and California Register, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation.

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

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No evidence was discovered that connects the subject property with important history related to the development of the City of Rialto or with persons significant to the city, or geographical and settlement patterns to the City of Rialto. The residential buildings were built in 1958, which dates to the post-WWII residential development, geographical, and settlement patterns of the City of Rialto. Because the subject property has had numerous alterations, however, it does represent these patterns in a significant way. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or the development of the city. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The buildings located on the subject parcel are all common and altered examples of Ranch style building. All the buildings have been altered with replacement windows, additions to the subject property, replacement doors, and replacement garage doors. The only property that has retained its original garage door is at 197 N Willow Avenue. Based on visual inspection, the buildings do not embody elements of architectural design, detail, materials or craftsmanship. The buildings are not located in a unique location and are not an established and familiar visual features of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

City of Rialto. Issued 7 August 1968. Permit No. 25782.

City of Rialto. Issued 1 April 1969. Permit No. 26379.

City of Rialto. Issued 13 March 1981. Permit No. 4693

City of Rialto. Issued 16 October 1991. Permit No. 91002038.

City of Rialto. Issued 18 December 1991. Permit No. 91002590.

City of Rialto. Issued 14 December 1992. Permit No. 92002429.

City of Rialto. Issued 30 March 1993. Permit No. 92002427.

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. "260 W First Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Rialto Historical Society. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. "260 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 14 August 1980, p. 36.

The San Bernardino County Sun. 17 May 1975, p. 45.

The San Bernardino County Sun. 10 June 1958. "Planners Set Zone Hearing," p. 22.

McAlester, Virginia Savage. 2017. "Ranch." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 597-613.

NeighborWho. N.d. Property search report for 260 W First Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

B13: Remarks: None

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 260 W FIRST STREET, MR #8 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/17/2025

(This space reserved for official comments).



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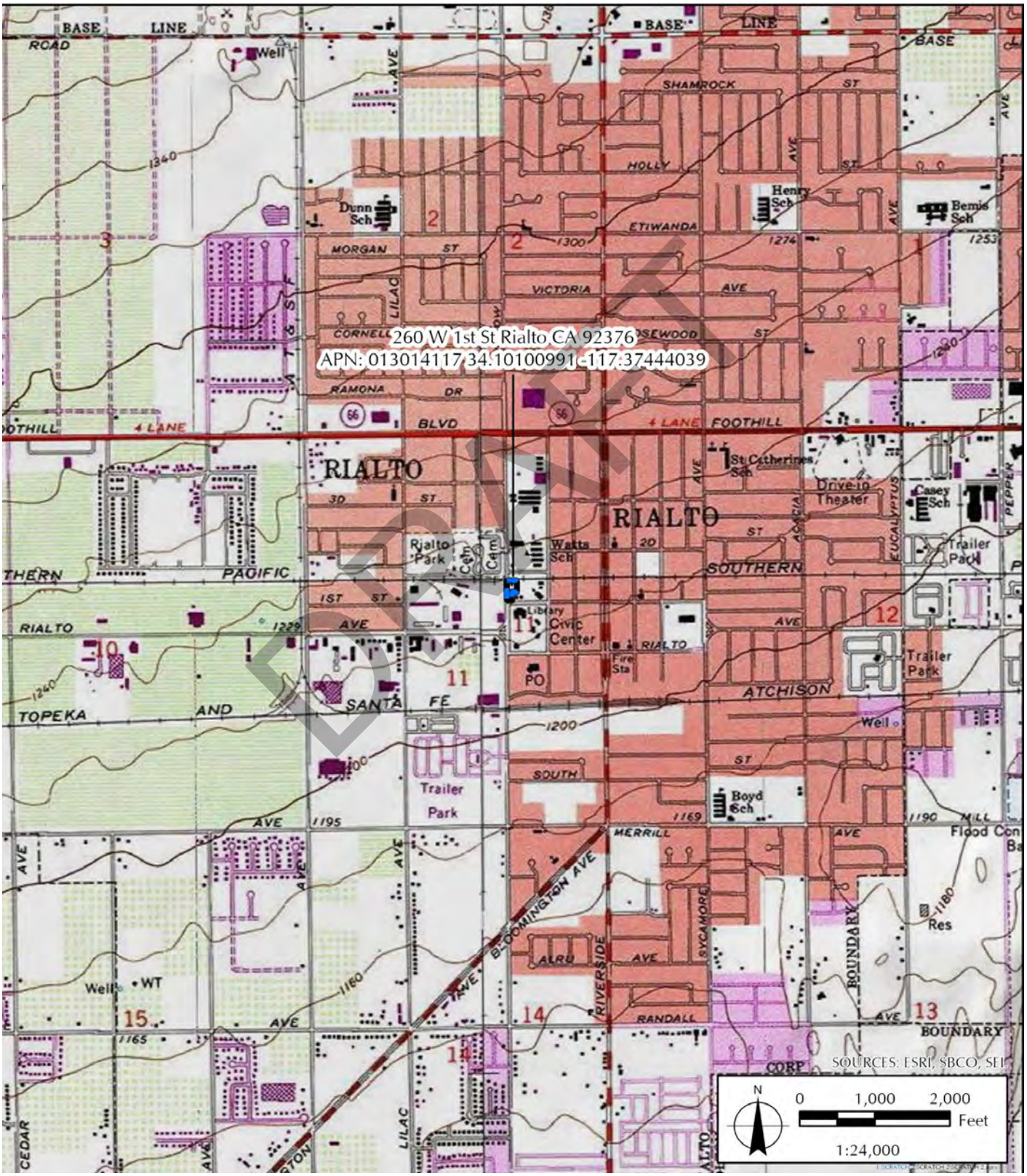
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-117; MR #8**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-014-209; MR #9

P1. Other Identifier: 013-014-209

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5′ Quad Fontana, CA Date 1985 T 1S ; R 5W ; SW ¼ of NE ¼ of Sec 11 ; S.B. B.M.

c. Address 127 N Palm Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465632.9 mE/ 3773482.4 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W. Foothill Blvd/Historic Route 66 W. Turn left onto N Palm Avenue. The subject property is on the left.

Elevation: 1239 feet above mean sea level Parcel #(s): 013-014-209

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

The 7,000-square-foot (SF) subject property is located at 127 N Palm Avenue. The subject parcel is rectangular in plan. The property includes a 1,056-SF single-family residential in the Folk National-style building, constructed in 1910. The building footprint is rectangular in plan, with what appears to be an original square design elongated to rectangular form by the rear addition. The residence surmounted by a moderately pitched pyramidal hipped roof, with a shed-roofed extension on its rear/east elevation. The hipped roof is clad in composition shingles and the shed-roofed addition in rolled roofing. The roofline exhibits modest eave overhangs. The top of the roofline is slightly clipped, creating a small, flat surface atop the pyramidal design. The building is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East
Date 10/08/2024 Accession # N/A

*P6. Date Constructed/Age and Source: 1910
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1910 San Bernardino Assessor

*P7. Owner: Ramiro Rodriguez
Address 127 N Palm Avenue
City, State, Zip Rialto, CA 92376

*P8. Recorded By (Name): Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: 4/16/2025

*P10. Survey Type: Intensive pedestrian

*P11. Report Citation: Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

*Attachments: ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-209

B2. Common Name: 127 N Palm Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Folk National

***B6. Construction History** (Construction date, alterations, and date of alterations):
Historic building permits were not available for the subject property. Two Sanborn fire insurance maps from 1911 and 1929 indicate that the subject property existed, albeit in modified fashion, prior to the development of the Pacific Electric Railroad right-of-way to the subject property's immediate south. The 1911 Sanborn fire insurance map lists a one-story residence situated in the general current location of the building on the subject parcel with a long partial-width front porch along the south elevation. In 1929, the same building in the same configuration is present on the Sanborn map, but the Pacific Electric Railroad right-of-way (built in 1913) has replaced the parcel to the immediate south of the subject parcel. A 1938 aerial photograph is too blurry to ascertain whether the building footprint has remained the same up until that date, but the presence of straight concrete pathways approaching the residence from both primary/west direction on N Palm Avenue and from the alleyway appear to conform with the present plot's configuration at the time of this report. The 1938 aerial also reveals the presence of the small shed situated along the north edge of the parcel. A 1977 aerial photograph reveals the presence of both the small shed and the large garage facing the alleyway. The 1977 photograph also indicates the rear/east elevation had received its shed-roofed addition by that date, as well as what appears to be a smaller roofed porch extension added onto the first addition. This addition appears to be of the same size and shape as the original partial-width porch extension from the south elevation visible in the 1911 and 1929 Sanborn fire insurance maps, but it is unclear if the 1911/1929 porch was relocated to the rear of the property, or if the addition was a new one. An aerial photograph from 1984 indicates that this rear porch addition had been removed from the shed-roofed addition by that date.

The primary/east façade is accessed by a modest, two-step concrete entrance stop, surmounted by a small front porch supported by slender wood posts. The front door is covered in a metal gate, rendering unknown the material or design. The porch is flanked on each side by a grouping of tripartite aluminum windows, which appear to be either of the casement or sliding variety. The leftmost pane of left (north) grouping has been removed and replaced with plywood and a window AC unit. A larger AC unit is affixed to the exterior of the middle pane of the right (south) grouping. The north and south side elevations feature additional tripartite aluminum casement or sliding window groupings. A chain link fence roughly three feet in height surrounds the front portion of the property. A wood picket fence surrounds the rear/east half of the parcel, which includes a shed and garage. The small shed, situated along the north border, is clad in board-and-batten siding, surmounted by a gabled roofline of corrugated metal sheeting, and includes a shed-roofed addition on its rear/east elevation. The much larger garage, situated along the rear/east edge of the parcel, is clad in corrugated metal siding and roofing with exposed wood rafters, and includes a tilt-up wood garage door opening onto the alleyway. The garage includes a shed-roofed addition along its south elevation. The subject parcel's south edge borders the historic Pacific Electric Railway right-of-way.



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

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Figure 2. 1977 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1910 **Property Types:** Residential Development

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house during the early 20th century. In 1913, The Pacific Electric Railway completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

According to ancestry records and historic newspaper articles, the earliest known owners and residents of the subject property were Hugh C. and Maude Livingston, an orchard nurseryman and housewife. According to California voter registration records, the Livingstons lived there from at least 1938 to 1944. The next known owners are Horace and Jean Ainge, who resided at the subject property from at least 1946 to 1956. A newspaper article from 1956 indicates Mrs. Ainge gave birth to a son while a resident of the subject address (*The San Bernardino County Sun* 1956). A series of advertisements strictly from the spring and summer of 1962 indicates that the subject property, likely its rear/east portion with the shed and garage, operated as "Rialto Plumbers" for at least that year (*Rialto Record* 1962). The company may have moved operations to a different address in the ensuing years, as an advertisement for "Rialto Plumbers" appears in a 1967 newspaper article with 103 S Riverside Avenue, Rialto, as its address by that year (*The San Bernardino County Sun* 1967). A newspaper article from 1976 indicates that Michael and Kathleen Huse resided at the subject property in that year (*The San Bernardino County Sun* 1976). Rialto City Directories indicate that Karen Kay Compton owned and/or resided at the subject property as early as 1979. According to a NeighborWho property search report, the Compton family (Stephen and Jack) owned the

subject property from as early as 1989 to 1997. The T. I. C. Corporation owned the subject property from 1997 through 1999. Mauro Cherriz owned the subject property from 1999 until 2001. The current owners, Ramiro and Cruz M. Rodriguez, have owned the subject property since 2001.

TABLE 1: OWNERSHIP HISTORY

Year	Name
1910-1937	Unknown
1938-1944	Hugh C. and Maude Livingston
1946-1956	Horace and Jean Ainge
1957-1975	Unknown
1976	Michael and Kathleen Huse
1977-1978	Unknown
1989-1997	Stephen and Jack Compton
1997-1999	T. I. C. Corporation
1999-2001	Mauro Cherriz
2001-present	Ramiro and Cruz M. Rodríguez

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Figure 3. 1962 Advertisement for Rialto Plumbers
SOURCE: *Rialto Record*

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad and was primarily an agricultural community. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development adjacent or in proximity to the Pacific Electric Line. The subject property appears to have already been built to the immediate north of the Pacific Electric Line's right-of-way, albeit in modified fashion. It is thus not an early example of residential and agricultural development following establishment of the Pacific Electric Railroad but rather belongs to the later portion of the City of Rialto's early 20th

century settlement. However, the subject property is not an important example that illustrates this development. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California*), and archival and online research did not result in evidence that the subject property is part of a significant contribution to the broad patterns of history at the national, state, or local level. The subject property therefore is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and on-line and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property exhibits some character-defining features of the Folk National style, principally its original square plan, pyramidal roof design and its moderately steep roof pitch. Many early-20th-century folk national homes with square footprints and pyramidal hipped roofs exhibited a symmetrical primary façade with modest front porch. While the subject residence today exhibits this modest front porch, the Sanborn maps from 1911 and 1929 indicate this front porch along the primary/east façade was not an original part of the design, while a much larger porch existed along the south elevation. The subject residence has furthermore undergone significant alteration in the ensuing years. These changes include the shed-roofed addition on the rear/east elevation, which is visible from the public right-of-way and undermines the original square footprint of the hipped, pyramidal roof design, replacement aluminum windows on all visible sides, likely replacement of original wood siding with stucco cladding at an unknown date, and the addition of the front porch at an unknown date. The shed along the north edge of the border has received an addition to its west elevation and the garage, built at a later date and possibly in conjunction with the use of this rear portion of the lot as a hub for Rialto Plumbers, has also received a large addition to its south elevation. The property is ineligible as it lacks architectural distinction. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

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4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 127 N Palm Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. The subject property predates the establishment of the Pacific Electric Railway and, thus, is not an example of early residential development. Furthermore, the subject property has been significantly altered and is thus not a good example of the early 20th century agricultural settlement and development of the City of Rialto. The subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the City. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Historic newspapers and other online sources do not identify the architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive Folk National-style home built in 1910 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. The residence has undergone alteration on multiple elevations, and its overall footprint has changed since 1910, primarily through its rear/west addition that changed the square footprint into a rectangular one. Changes to the original wood siding with stucco cladding and replacement of original wood windows with aluminum windows represent further alterations that have undermined the significance of the original 1910 residence. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. n.d. Historic public records search, including census and voting data and city directories [database online]. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto Municipal Code. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938-1977. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

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Historic Aerials. 1984. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. n.d. Property search report for 127 N Palm Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

McAlester, Virginia Savage. 2017. "National." in *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 134-147.

Rialto Record (Rialto, CA). 26 April 1962. "Rialto Plumbers" [advertisement], p. 2.

Sanborn Map Company. 1911; 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 4; Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. "127 N Palm Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun (San Bernardino, CA). 17 February 1956. "Vital Records," p. 50.

The San Bernardino County Sun (San Bernardino, CA). 19 May 1967. "Roof Cooler Sale," p. 58.

The San Bernardino County Sun (San Bernardino, CA). 27 February 1976. "Births at Community Hospital," p. 54.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/16/2025

(This space reserved for official comments).



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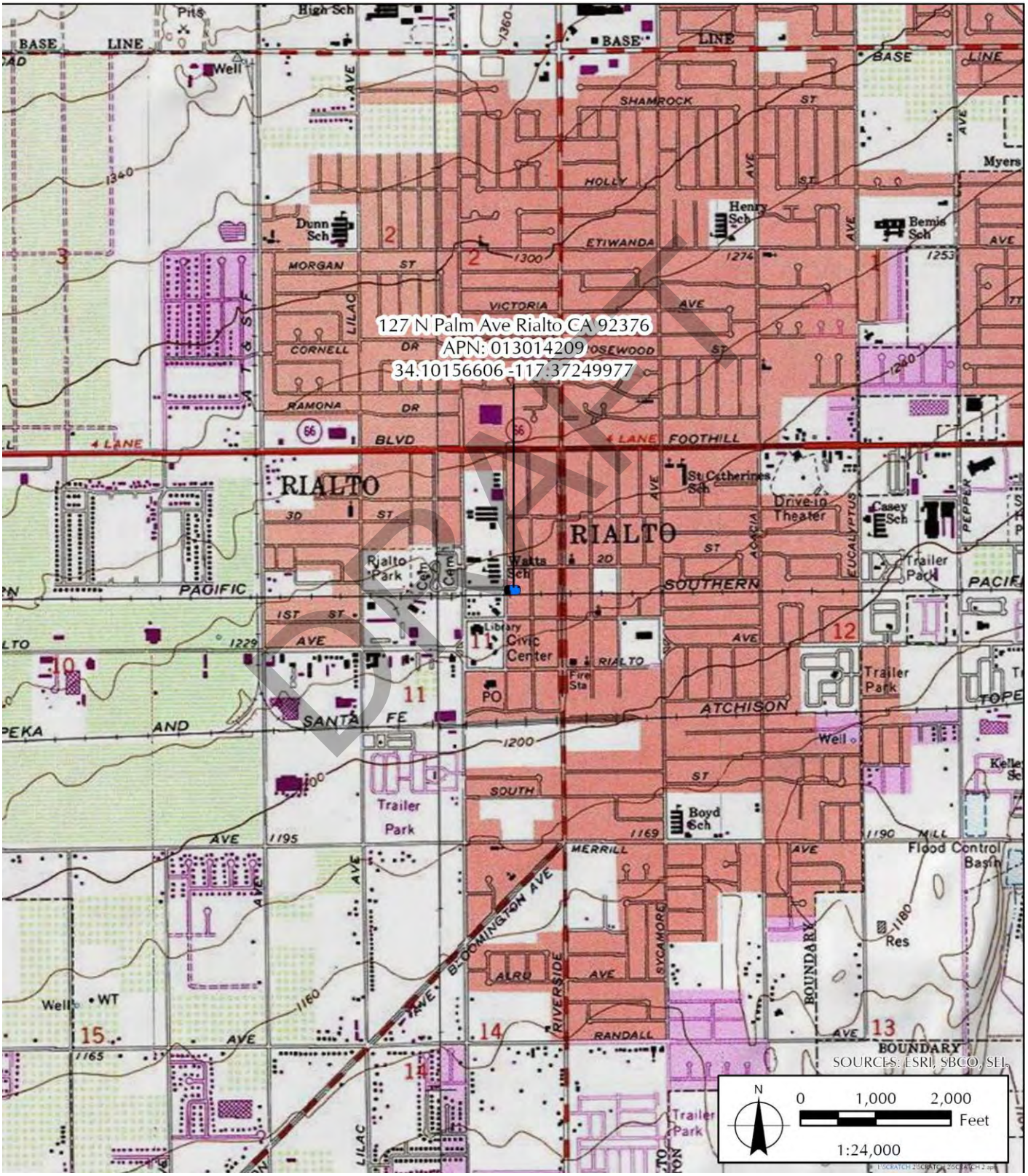
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-209; MR #9**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 124 N Orange Avenue; MR #10

P1. Other Identifier: 013-014-220

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 124 N Orange Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465695.3 mE/ 3773482.5 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W 1st Street. Turn Right onto N Orange Avenue. The subject property is on the left.
Elevation: 1246 feet above mean sea level Parcel #(s): 013-014-220

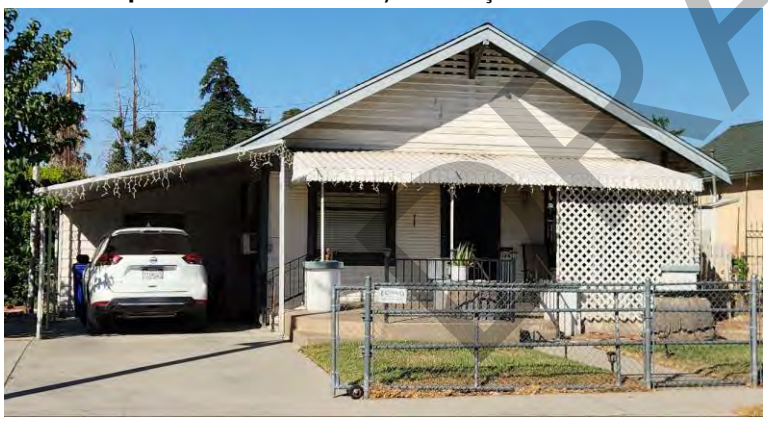
P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
124 N Orange Avenue is an approximately 1,248-square-foot, Craftsman-style single-family residence, built in 1916. The subject property is surmounted by a gabled roof with a shed addition added to the south elevation, clad in composition shingles. The subject property is clad in horizontal clapboard and vinyl horizontal clapboard.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1916
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor
***P7. Owner:** Forcen and Cervantes Family Trust
Address 2463 N Teakwood Avenue
City, State, Zip Rialto, CA 92377
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 04/08/2024
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N ORANGE AVENUE; MR #10 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-014-220

B2. Common Name: 124 N Orange Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
In 1963, a building permit was issued to construct a patio covering on the existing property. According to the building permit design, the proposed patio covering is where the existing carport is at the time of this report. In 1970, a permit was issued to build a storage room in the rear of the property. In 1974, a permit was issued to rebuild the roof and to replace the door following a fire. At an unknown date, an addition was added to the south elevation. The primary elevation features a partial-width porch, a carport, several windows, and two metal awnings. The entrance is located on the center portion of the primary elevation and is surmounted by a metal awning. To the left (south) of the entrance is a large two-lite fixed wood window with prominent wood surround. To the right (north) of the door, there appears to also be another window. The recessed south portion of the elevation features at least one aluminum window. The carport is also located on the south portion of the parcel and is attached to the south elevation. The carport is surmounted by a metal roof shed with metal poles. The south elevation has two planes, with the east portion more recessed than the west portion of the elevation. The east portion of the elevation features a grouping of three large aluminum fixed windows. The east portion of the elevation features two windows that appear to be trimmed in wood. Both windows have prominent wood surround. The window located to the east has a wall A/C unit. The rear/west elevation could not be seen from the public right-of-way. The north elevation features several windows, which were partially obscured from the public right-of-way. The south portion of the parcel abuts the former Pacific Electric Railroad.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

The earliest known resident and owner of 124 N Orange Avenue was Clint Kingman. Clint Kingman lived on the subject property as early as 1920 and as late as 1939. He was one of the first members of the California Highway Patrol and was the Chief of the Rialto Volunteer Fire Department. He was a fire chief in Rialto from 1913 to 1945. Kingman was a member of F&AM Lodge 582 of Rialto. A 1948 newspaper article states that the Young family bought the subject property from Ford C. Doan. It is unclear how long that Ford C. Doan owned the subject property. Mr.

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and Mrs. Richard Young lived on the subject property from September 1948 to 1954. Newspaper articles from 1953 state that Arnold Richard Munyon lived at the subject property as well. According to newspaper articles, he was the son of Mrs. Richard Young and served in the military. In 1974, a building permit states that Ralph Shue was the owner of the subject property. Building permits and NeighborWho state that Michael Forcen has owned the subject property since 1996.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made a significant contribution to the broad patterns of history at the national, state, or local level. Furthermore, the subject property is associated with residential development due to the railroad and eventually the Pacific Electric Company and it is a later example of the development, but does not contribute to events of that period, and thus is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Under Criterion B/2, the property has a known association with a former volunteer fire chief for Rialto and one of the first members of the California Highway Patrol. Clint Kingman served the community from at least 1913 to at least 1945. He owned the subject property from 1920 to 1939. Despite his contribution to Rialto, he was not one of the founding members of Rialto and therefore did not make demonstrable contributions to the history of Rialto, the state, or the nation. His period of residence at the subject property is not tied to important contributions during his tenure as a former volunteer fire chief or California Highway Patrolman. Therefore, the subject property is ineligible for Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The original architect of the subject property is unknown. Furthermore, the subject property is a common and altered example of Craftsman-style building. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

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2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 124 N Orange Avenue with history related to the City of Rialto, or with persons significant to the city, or geographical and settlement patterns significant to the City of Rialto. The subject property is associated with the residential development of the City during the early 20th century. However, the subject property integrity has been compromised by an addition to the south elevation. Although the subject property is associated with Clint Kingman, who was one of the first members of California Highway Patrol and the Volunteer Chief of the Fire Department in Rialto, the subject property is not associated with important contributions made during his residence. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is an altered example of a Craftsman-style house. The subject property has been altered with an addition to the south elevation and the addition of awnings on the primary elevation. Therefore, based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued 14 February 1963. Permit No. 18539.

City of Rialto. Issued 4 November 1970. Permit No. 28334.

City of Rialto. Issued 11 July 1974. Permit No. 33802.

Google Maps. N.d. "124 N Orange Avenue, Rialto." Accessed February 2025. https://www.google.com/maps

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

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McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 567-581.

NeighborWho. N.d. Property search report for 124 N Orange, Rialto, CA. Accessed April 2025. https://neighborwho.com

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

Rialto Record. 12 September 1930, p. 10.

Rialto Record. 17 September 1948. "Buy Home Here," p. 1.

Rialto Record. 9 September 1949, p. 4.

Rialto Record. 23 December 1949. "What Rialtans Will be Doing Christmas," p. 1.

Rialto Record. 1 August 1952. "Arnold R. Manyon Has Duty in Panama," p. 3.

Rialto Record. 28 May 1954. P.1.

San Bernardino County Office of the Assessor. N.d. "124 N Orange Ave." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 8 March 1920, p. 6.

The San Bernardino County Sun. 14 December 1939, P. 27.

The San Bernardino County Sun. 17 February 1953. "10 Men Enlist for Navy Duty," p. 3.

The San Bernardino County Sun. 23 December 1958. "Death Takes Clint Kingman, Ex-Fire Chief, CHP Officer," p. 22.

The San Bernardino County Sun. 25 December 1958. "Civic Leaders, Officers Pay Tribute to Kingman," p. 21.

The San Bernardino County Sun. 13 July 1974. "Savings, loan building valued at $349,000," p. 48.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/08/2025

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N ORANGE AVENUE; MR #10 ***NRHP STATUS CODE:** 6Z

(This space reserved for official comments).



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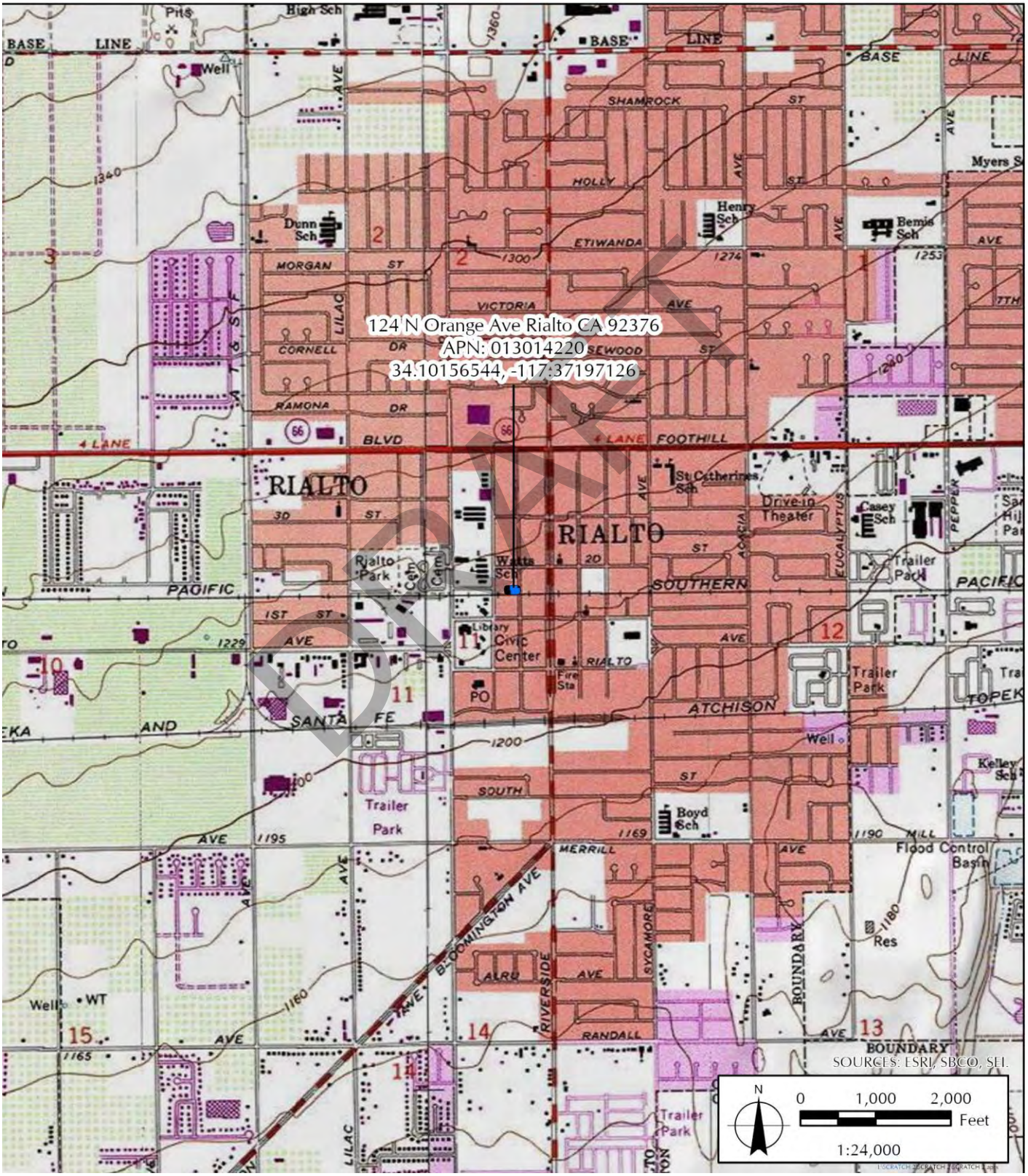
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 124 N Orange Avenue; MR #10**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-014-302, MR #11

P1. Other Identifier: 201 N Willow Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 201 N Willow Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465473.8 mE/ 3773513.1 mN

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

From Interstate 210 E take exit 71 to Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. The subject property is on the right.

Elevation: 1,235 feet above mean sea level Parcel #(s): 013-014-302

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

The 'L'-shaped subject parcel of the community center located on 201 N Willow Avenue has four rectangular buildings on the northeast portion of the parcel, two structures that make up the Parks and Recreation Community Center on the southeast corner of the parcel, and a skatepark located on the west portion of the parcel. One of the Community Center buildings was constructed between 1959 and 1966 and was built in the Contemporary style. The second building of the Community Center was constructed between 1968 and 1980, also built in the Contemporary style.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1959-1980
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on historic aerials from 1959-1966 and 1968-1980

***P7. Owner:** City of Rialto
Address 150 S Palm Avenue
City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/21/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-014-302
B2. Common Name: Margaret Todd Park/ Watts Elementary
B3. Original Use: Elementary school
B4. Present Use: Parks and Recreation Community Center

***B5. Architectural Style:** Contemporary

***B6. Construction History** (Construction date, alterations, and date of alterations):
The subject property is surmounted by a flat roof, clad in concrete. The primary/south elevation features three planes with the west portion and east portion more recessed than the center portion. The primary/south elevation has a breezeway surmounted by a flat roof. Rectangular stucco piers support the breezeway. The breezeway is clad in stucco and has the words "Community Center" located in the center of the breezeway. The west portion of the elevation features several single-lite fixed windows. The west portion is slightly obscured with trees and a metal fence around the border. The center portion of the elevation features a double wood door with a small single-lite fixed window in each of the doors. On either side of the door are at least three pairs of single-lite fixed windows. The east portion of the elevation features a sloped stucco wall with the bottom portion of the elevation larger than the top portion. A recessed door is located on the east portion of the elevation with double wood doors. The west elevation is obscured from the public right-of-way. The north elevation features at least 21 single-lite vinyl windows. The east elevation features two planes with the north portion more recessed than the south portion. An entrance, oriented towards the south, features a recessed doorway with a wood door. The south portion of the parcel abuts the Pacific Electric Railway right-of-way.

Between 1948 and 1966, three of the four rectangular buildings were built on the subject property, located in the northeast portion of the parcel. Between 1959 and 1966, the northernmost rectangular building was built on the subject property. According to historic newspapers, the four buildings located on the northeast portion of the parcel and the Community Center were renovated in the late 1970s. The second part of the Community Center was built between 1968 and 1980. Between 1968 and 1980, tennis courts were added to the north portion of the parcel. According to newspapers, the plans were approved in 1978 to be built in 1979.

Between 2002 and 2005 a skate park was added to the subject property. In 2010, a building permit was issued to install playground equipment at Margaret Todd Park. In 2010, a building permit was issued to build a shade structure that was approximately 959 SF. In 2011, a permit was issued to install three shade structures that were approximately 683 SF in the Margaret Todd Park renovation phase. The windows were replaced on many of the buildings located on the southeast corner of parcel. The northernmost parcel has original sash windows.

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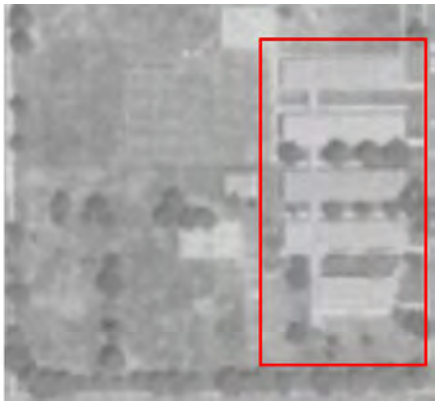


Figure 1. 1975 Historic Aerial
SOURCE: *UCSB Library: Framefinders*



Figure 2. 1980 Historic Aerial
SOURCE: *UCSB Library: Framefinder*

The second building connected to the Community Center was constructed between 1968 and 1980. The rectangular building appears to be the height of a two-story building. The primary/east elevation features a center double-door entrance with a breezeway connecting the building to the Community Center. Six rectangular pillars are interspersed along the elevation. The south elevation features a ramp that leads up to double wood doors. The west elevation features six rectangular pillars interspersed along the elevation. A double wood door entrance is located on the south portion of the elevation. The north elevation was not visible from the public right-of-way.



Figure 3. Community Center, building located on the southwest corner of parcel

Three of the four rectangular buildings were built with the former Watts Elementary School. All three rectangular buildings are surmounted by a gabled roof, clad in composition shingles, constructed between 1948 and 1966. The rectangular building with the address of 200 N Palm Avenue is clad in stucco. The south/primary elevation features three simple wood doors along the south elevation. The elevation is surmounted by a flat metal roof with several metal poles. The gable of the elevation features several single-lite windows. The west elevation was not visible from the public right-of-way. The north elevation features at least three simple wood doors. The gables feature

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three groupings of seven single-lite fixed windows. In the center of the elevation features a breezeway connecting the building to the north. The west portion of the elevation is not visible from the public right-of-way.



Figure 4. 200 N Willow Avenue

The building with the address of 300 N Palm Avenue is clad in stucco, constructed between 1948 and 1966. The south/primary elevation features at least five simple wood doors interspersed along the elevation surmounted by a flat shed extension. The elevation features at least three groupings of three single-lite vinyl replacement windows. In the center of the elevation, the gables feature a grouping of single-lite vinyl replacement windows. The rear/west elevation was not visible from the public right-of-way. The north elevation features several vinyl windows. The east portion of the elevation features six single-lite vinyl windows. The center portion of the elevation features two wood doors and two groupings of vinyl windows in the second story. A recessed door appears to be in the center of the elevation with a breezeway connecting the building to the north. The east elevation features two vinyl windows.



Figure 5. 300 N Willow Avenue

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The building with the address of 400 N Willow Avenue is clad in stucco, constructed between 1948 and 1966. The primary/south elevation has at least three wood doors interspersed along the elevation. A recessed door appears to be located on the west portion of the elevation. The gables feature three groupings of six single-lite vinyl windows. In the center of the elevation features one grouping of three single-lite fixed vinyl windows. The rear/west elevation was not visible from the public right-of-way. The north elevation features three simple wood doors with three groupings of vinyl windows. The east portion of the elevation features a grouping of five single-lite fixed vinyl windows. The center portion of the elevation features four single-lite fixed vinyl windows. The west portion of the elevation features at least four single-lite fixed vinyl windows. The west portion of the elevation was difficult to see from the public right-of-way. The west portion of the elevation features a recessed door with a breezeway that connects the building to the north. The east elevation features a stucco wall.



Figure 6. 400 N Willow Avenue
SOURCE: *Google Maps*

The rectangular building located at 500 N Willow Avenue is clad in stucco between 1959 and 1966. The primary/south elevation features four wood doors interspersed along the elevation. The elevation is surmounted by a flat roof with one metal pole. In the gables, the elevation features three groupings of five wood sash windows. The west portion of the elevation features a recessed entrance. The west elevation was not visible from the public right-of-way. The north elevation features four wood doors interspersed along the elevation. The elevation features four groupings of five wood sash windows. The west portion of the elevation features an aluminum two-lite door with two large aluminum trimmed sidelights.

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Figure 7. 500 N Willow Avenue
SOURCE: *Google Maps*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Aldofo E Miralles b. Builder Not Available

***B10. Significance: Theme Parks and Recreational Development Area Rialto, CA**

Period of Significance 1950-1968 **Property Types:** Public building

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

Context

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Ownership History

The original building that became the Community Center in the late 1970s was originally Watts Elementary School, a school started during the growth of the City of Rialto between 1948 and 1959. The fourth building of the Watts Elementary School was built between 1959 and 1966. During the 1950s, Watts Elementary School was used by

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local citizens for elections. Watts Elementary school closed its doors in the 1970s due to a decline in enrollment. Negotiations started in 1976 for the purchase of the former Watts Elementary School to be used as a community center. By 1979, the City of Rialto bought the Watts Elementary School to build a community center (*The San Bernardino County Sun*). However, the former Watts Elementary School was used as a Community Center as early as 1975. Before buying the property, the Community Center rented the space from the Rialto Unified School District. Plans submitted to the City of Rialto show that the Community Center would add to the existing structure so that the city could enjoy a new "multi-purpose gymnasium, outdoor amphitheater, covered swimming pool, and expanded senior citizen facilities." The Community Center was to be built in three phases. The first phase included the "gymnasium, amphitheater, expansion of the senior citizen dining room, and a covered entry walk and central landscaped court." The second phase included a "new kitchen for the senior center and renovation of the existing buildings." The third phase included a "covered swimming pool and solar heating." The expansion project was directed by Adolfo E. Miralles, the architect and planner for the expansion. According to historic newspapers, it is unclear if he built the original building known as Watts Elementary School. In 1978, a newspaper stated that "the center now houses the Rialto Recreation and Parks Department, the Steel Workers Old Timers Foundation nutrition center, Multi Service Center East, adult education classes, and a county school district program for unwed pregnant teens" (*The San Bernardino County Sun*).

Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property originally was part of educational infrastructure development in the City of Rialto and was an elementary school. According to historical aerials, the subject property was built between 1959 and 1966 and between 1968 and 1980. The local educational development reflected in the four historic buildings was not part of a significant contribution to broad patterns in national, state, or local history. In the 1970s, the subject property was taken over by the City of Rialto Parks and Recreation and developed into a Community Center. The subject property improvements and expansions completed from the 1970s on by the Parks and Recreation do not fall within the City's educational development period of significance, and as these components of the property are not yet historic in age at the time of this evaluation, they are not included in this assessment. In sum, the subject property does not rise to significance for eligibility to be listed in the NRHP or CRHR at the national, state, or local level and is thus ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Research did not indicate that the subject property is known to be associated with people whose activities made demonstrable contributions to the history of the state, or the nation. The subject property is therefore ineligible under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property lacks architectural distinction, and it is not the work of a master. The construction of the elementary buildings from 1950s to the 1960s was a part of local educational development; however, several other elementary schools were also constructed during this time as part of the Rialto Union School District and retain their function and design. The four buildings that were constructed in the 1950s to 1960s are an example of the City of Rialto's historic education development but these are later examples of the period and a common architectural representation of the period. Furthermore, the subject property is a common and altered example of a Contemporary-style building. The subject property is therefore ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the area encompassing the subject property was graded during construction of the building and the subject property historic buildings have had windows, doors, and the cladding replaced at an unknown date. Furthermore, the breezeways appear to have been altered with the removal of metal poles. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

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The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property has evidence that associates 201 N Willow Avenue with the history related to the later development of the City of Rialto. However, several of the buildings on the subject property have been altered. Furthermore, no evidence suggests that the property is strongly identified with people of significance, who contributed to the culture, history or development of the city. The Community Center has been a part of the community since 1975, and therefore it is outside the period of significance for the City of Rialto. Therefore, the subject property is ineligible under Criteria 1/2/3.

No evidence suggests that the buildings on the subject property were built by master architects. Furthermore, according to historic newspapers, the subject property was altered in the late 1970s. Therefore, the subject property is an altered and common example of a Contemporary-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship and is not considered a good example of a period or style. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

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*B12. References:

Barna, Valerie. 28 January 1975. "Rialto Action Committee sets two goals." *The San Bernardino County Sun.* P. 40.

Barna, Valerie. 6 February 1975. "Opposition Looms as talks start on community center." *The San Bernardino County Sun.* P. 62.

City of Rialto. Issued 19 January 2010. Permit No. 2010-0131.

City of Rialto. Issued 1 November 2010. Permit No. 2010-2310.

City of Rialto. Issued 8 November 2010. Permit No. 2010-2531.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Haite, Elaine. 22 October 1978. "City to seek advance community center funding." *The San Bernardino County Sun.* P. 17.

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Kelly, Dennis. 18 June 1977. "Community center sale back on trustee's agenda." *The San Bernardino County Sun.* P. 24.

Kelly, Dennis. 1 October 1977. "Racquetball proposal going to city council." *The San Bernardino County Sun.* P. 1.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

San Bernardino County Office of the Assessor. N.d. "201 N Willow Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 17 March 1979. "Block grant meeting set." P. 25.

The San Bernardino County Sun. 6 July 1976. "Council to consider purchase of site for community center." P. 28.

The San Bernardino County Sun. 15 July 1976. "Citizen advisory committee to discuss community center." P. 26.

The San Bernardino County Sun. 8 August 1978. "Community center master plan nearly complete." P. 45.

The San Bernardino County Sun. 21 September 1975. "Watts school use to be topic for council, trustees meeting." P. 69.

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BUILDING, STRUCTURE, AND OBJECT RECORD

The San Bernardino County Sun. 19 November 1975. "School to be community center." P. 21.

The San Bernardino County Sun. 25 November 1975. "Panel suggest limit on community center funds." November 1975. P. 19.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/21/2025

(This space reserved for official comments).



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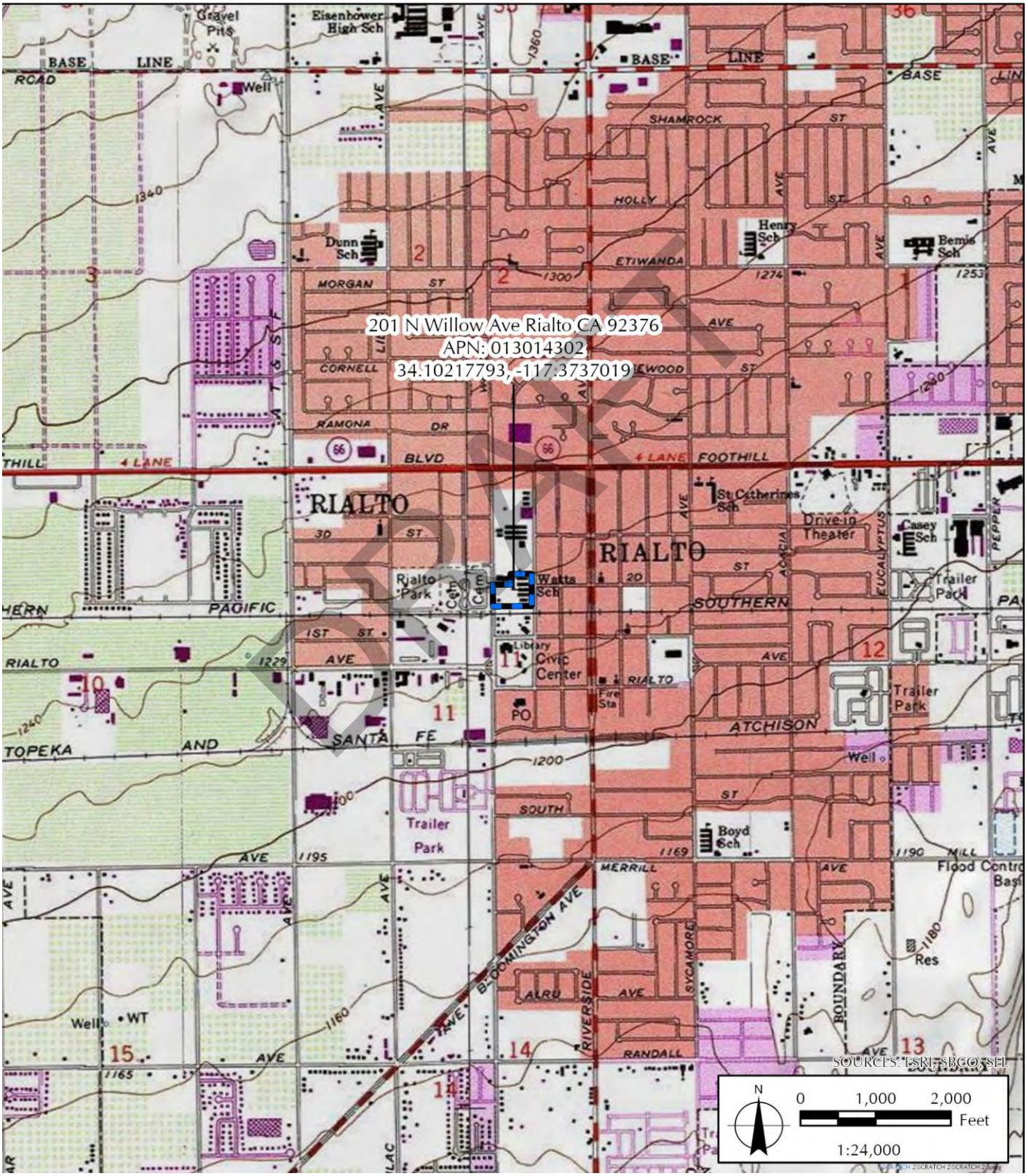
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-014-302, MR #11**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 129 N Orange Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 129 N Orange Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465740.5 mE/ 3773496.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. Turn right onto W 1st Street. Turn right onto N Orange Avenue. The subject property is on the right.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-015-111

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

The 7,000-square-foot (SF) subject property located at 129 N Orange Avenue includes a 572-SF, Craftsman-style single-family residence, built in 1913, and a detached garage in the rear of the property. The detached garage was not visible from the public right-of-way and therefore was not evaluated. The parcel is rectangular in plan. The residence is generally square in plan with a covered gable protruding from the front porch and an extension on the rear of the home. The subject property is surmounted by a gabled roof with a shed roof extension in the rear, clad in composition shingles. The residence is clad in horizontal wood clapboard. The subject property has a full-width porch, surmounted by a gabled roof with flat roof extensions on the north portion and south portion. The porch is supported by four square wood columns with a concrete base.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # C/A

***P6. Date Constructed/Age and Source:** 1913

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino Assessor

***P7. Owner:** James P. Belisto

Address 35081 Avenida La Cresta

City, State, Zip Murrieta, CA 92562

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/09/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** **129 N ORANGE AVENUE, MR #12** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-015-111

B2. Common Name: 129 N Orange Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The subject property has a full-width porch, surmounted by a gabled roof with flat roof extensions on the north portion and south portion. The porch is supported by four square wood columns with a concrete base. The primary/west elevation features two large, double-hung wood windows positioned on the north portion and the south portion of the elevation. Both windows have prominent wood surround. In between the two double-hung windows is a front door. The front door is obscured by a metal screen door. The door has prominent wood surround. According to Google maps, the north elevation features three windows on the elevation. The east portion of the elevation features a single-lite fixed window with prominent wood surround. The center portion of the elevation features a large sliding wood window with prominent wood surround. The west portion of the elevation features another large sliding wood window with prominent wood surround. In the gables, there is one attic vent. The rear/east elevation features at least three windows with prominent wood surround. The south elevation featured a large sliding wood window on the west portion of the elevation with prominent wood surround. The center portion of the elevation featured a large wood sliding window with a metal awning surmounted above the sliding window. The east portion of the elevation featured a wood sliding window with prominent wood surround. The south portion of the parcel abuts the former Pacific Electric Railroad.

The San Bernardino Assessor states that the subject property was built in 1913. The original building permits were not available online or through the City of Rialto rendering unknown the original architect and builder. According to the City of Rialto, no building permits were issued for the subject property. According to Sanborn fire insurance maps, the subject property originally had a large porch in the rear of the building and a small, partial-width porch in the front of the building. It is unknown when the front porch was extended, but by 1968, historic aerials show the expansion to the full-width porch. It is unknown when the rear porch was enclosed on the subject property. However, between 1968 and 1976, a historic aerial showed that a small rear addition was added. Therefore, the enclosing of the porch most likely occurred by 1976.

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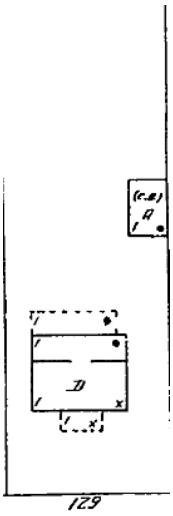


Figure 1. 1929-1932 Sanborn Fire Insurance Map

***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development** **Area Rialto, CA**

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Research findings did not clarify ownership of the subject property between 1913 and 1960. The earliest known resident of 129 N Orange Avenue was Wilber Phillips. According to his obituary, he lived at the subject property at the time of his death in 1961. The obituary states that he had lived in Rialto for 12 years, but it is unclear if he lived at the subject property for all 12 years. Wilber Phillips was a hearth operator at Kaiser Steel for 32 years in Fontana, California. Research findings did not clarify ownership of the subject property between 1961 and 1981. The next known residents were Terrance J and Lynn E Knutson. According to a birth announcement, they lived at the subject property in 1981. The next known residents and owners of the subject property according to NeighborWho were James E Belsito and Tricia Belsito. According to deeds, they owned the subject property since 1986.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The residence constructed in 1913 is likely associated with the population growth that occurred in the City of Rialto due to the extension of the Pacific Electric Railway. The primary elevation has been altered with the full-width porch and additional alterations to the eastern elevation after the period of significance. Therefore, the primary elevation has been compromised and no longer conveys historical significance. Furthermore, coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not identify the subject property as a property that made significant contributions to the broad patterns of history at the national, state, and local level. Therefore, the subject property is ineligible for listing in in the NRHP and CRHR under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction, or represent the work of an individual and possesses high artistic value. The subject property is a common and altered example of a Craftsman-style home built in 1913. The residence has lost many of its character-defining features that are commonly associated

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with style and is not a distinctive example of the architectural style. Therefore, the subject property is ineligible for the NRHP and CRHR under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that it associates 129 N Orange Avenue with history related to the City of Rialto or with persons significant to the city, or geographical and settlement patterns to the City of Rialto. Residential property is associated with the residential development in 1913, which was during the early development of the City of Rialto. However, the subject property's significance has been diminished by an addition to the east elevation and the extension of the partial-width porch to a full-width porch. Furthermore, persons who significantly contributed to the culture, history, or development of city are not known to be associated with the subject property. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is an altered example of a Craftsman-style house. The subject property has been altered with an addition to the east elevation and the extension of the porch in the

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primary/west elevation. Therefore, based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

FrameFinder. 1938-1966. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "129 N Orange Avenue, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Historical Society. N.d. "Rialto-A short history." Accessed February 2025. https://www.rialtohs.org/history

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 586-595.

NeighborWho. n.d. Property search report 129 N Orange Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino County Office of the Assessor. N.d. "129 N Orange Ave." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 6 April 1961. "Wilber Phillips Obituary." P. 39.

The San Bernardino County Sun. 3 July 1981. P. 59.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 129 N ORANGE AVENUE, MR #12 ***NRHP STATUS CODE:** 6Z

***Date of Evaluation:** 04/09/2025



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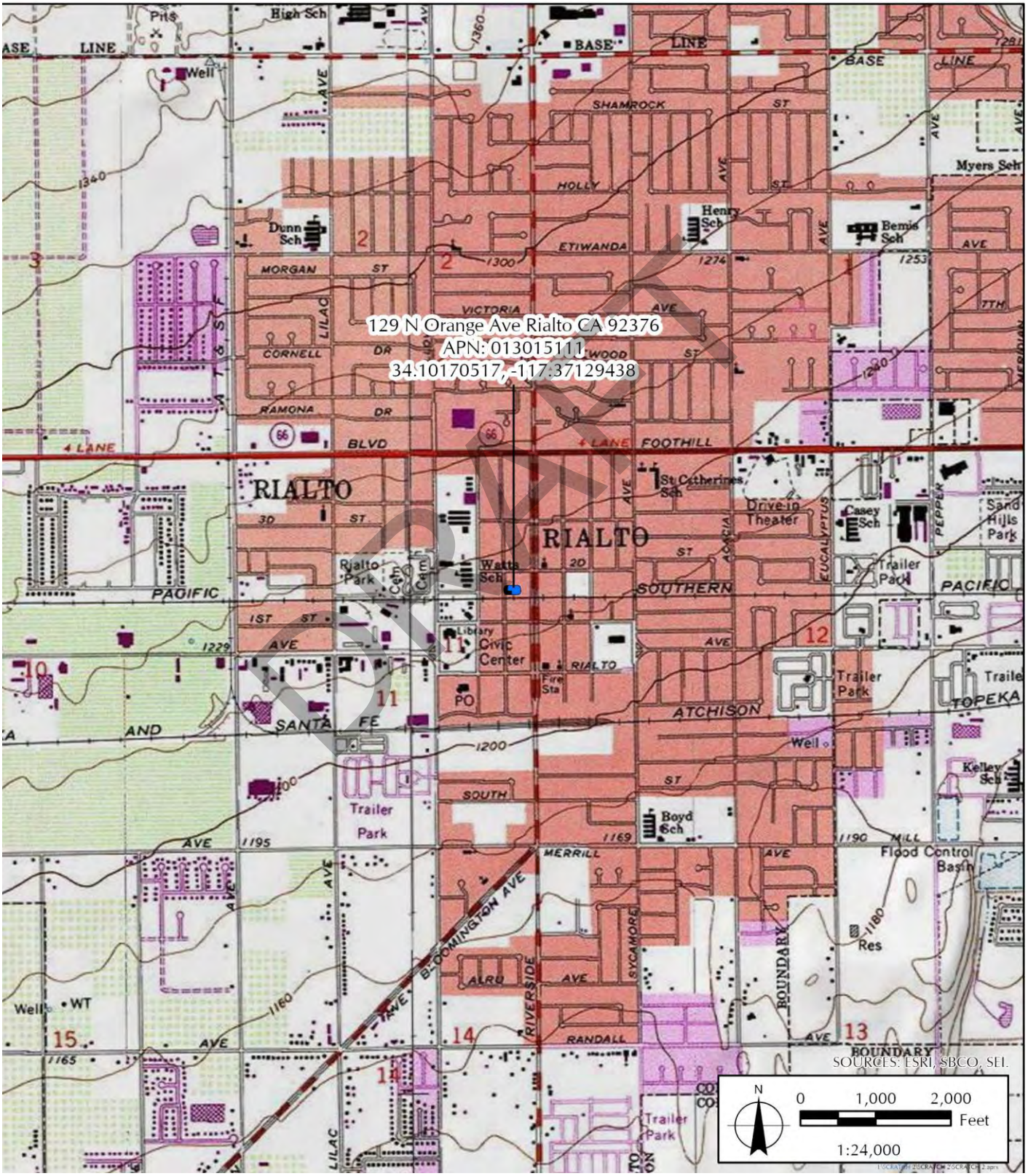
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-015-111; MR #12**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): **APN#** 013-015-121; MR #13

P1. Other Identifier: 124 N Riverside Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 124 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465799.2 mE/ 3773479.9 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Drive 1.6 miles. The subject property is on the right.
Elevation: 1242 feet above mean sea level Parcel #(s): 013-015-121

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 6,500 square feet (SF) subject property located at 124 N Riverside Avenue includes a 1,300-SF Folk National–style commercial building, constructed in 1898. The parcel is rectangular in plan. The building is irregular in plan. The building is surmounted by a hipped roof in the rear and a gabled roof over the front door with a shed roof extension on the northern portion, clad in composition shingles. The building is clad in vertical clapboard on the primary elevation and stucco on the other elevations.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/ East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1898
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1898 San Bernardino Assessor
***P7. Owner:** Rena M E Mease
Address PO Box 84
City, State, Zip Rialto, CA 92377
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 04/11/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N RIVERSIDE AVENUE; MR #13 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-015-121

B2. Common Name: 124 N Riverside Avenue

B3. Original Use: Residential B4. Present Use: Commercial

***B5. Architectural Style:** **Folk National**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The primary/east elevation features a front door located on the south portion of the elevation which is surmounted by a gabled roof. The front door is a commercial metal door with a large, single-lite fixed window. On either side of the front door are two single-lite, vinyl sidelights. The north portion of the elevation features a large single-lite fixed window. The south elevation features four sliding vinyl windows that appear at regular intervals along the south elevation. The south elevation appears to be clad in stucco. The rear/west elevation features one rear door located on the south portion of the elevation. The door is obscured by a metal screen door. The north elevation features five aluminum sliding windows at regular intervals along the north elevation. The north elevation appears to be clad in stucco. The south portion of the parcel abuts the former Pacific Electric Railroad.

According to a 1938 Sanborn fire insurance map, the footprint of the building was irregular, with the primary/east elevation featuring two planes. The Sanborn fire insurance maps noted that the south portion of the elevation was more recessed than the north portion of the elevation, which was an update from the 1911 Sanborn fire insurance maps.

The west elevation featured a porch located on the south portion of the elevation. A 1968 historic aerial shows that the subject property still retained the original footprint from the Sanborn fire insurance maps. By 1980, the footprint had changed to now be a rectangular footprint with an addition to the west portion of the primary elevation. At an unknown date the garage located in the northwest corner of the parcel was demolished. Building permits show that in 1972, a building permit was issued to build a freestanding electronic sign. A building permit was issued in 1990 to reroof the subject property. In 2011, a building permit was issued to reroof the subject property.

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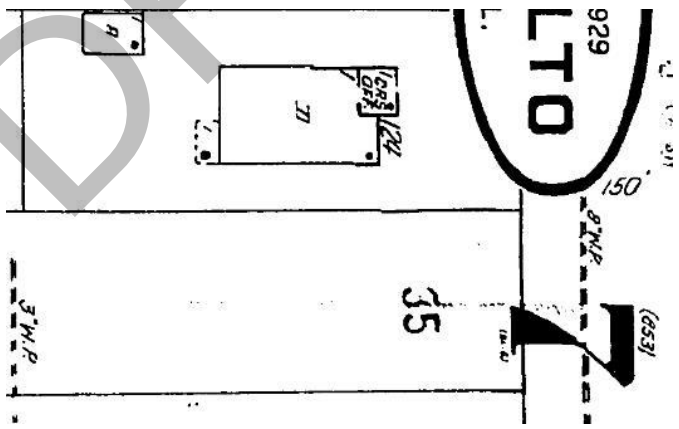


Figure 1. 1938 Sanborn Fire Insurance Map

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** **Residential and Commercial Development** **Area** Rialto, CA

Period of Significance 1898-1968 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to Sanborn fire insurance maps, the original purpose of the subject property was residential. Newspaper articles indicate that the subject property became a commercial property by the 1940s. According to newspaper articles from as early as 1947, the subject property was used as a real estate business. A 1947-1948 advertisement states that W. R. Garstang was using the subject property as a real estate business. In 1957, other advertisements indicate that R. D. Houghton worked on the subject property as a real estate agent. It is unclear if R.D. Houghton took over the real estate from W. R. Garstang. However, another advertisement from 1957 states that the real estate agents on the subject property were R. D. Houghton, R. D. Houghton Jr., and Homer Sponseller, indicating that W. R. Garstang may have no longer used the subject property as a real estate business. In 1965, another advertisement stated that the subject property was used to sell office supplies. In the 1980s, Gerald Beard bought the subject property and used it as a real estate business. Historic newspaper articles and NeighborWho show that Gearl Beard owned the subject property from sometime in the 1980s to 2000. In 2000, David Calderon bought the subject property and owned it until 2003, when the ownership changed to Sandra Calderon. Sandra Calderon owned the subject property until 2004, when she sold it to La Joya Trust. The subject property has had a variety of different businesses over the years. As of 2015, it was used as a funeral chapel.

Evaluation

National Register of Historic Places and California Register of Historical Resource

Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is associated with residential development due to the railroad and eventually the Pacific Electric Company and is an example of development in the area, however, its date of construction occurs several decades after the initial expansion of the City of Rialto and its construction does not appear to be directly related to the presence of the Pacific Electric Line. Furthermore, the subject property was used as an early commercial building in the area. The building retains its location, setting, and association to the adjacent Pacific Electric Railway; however, the integrity of the design, materials, and workmanship have been diminished. The primary elevation has been altered with a change of cladding, doors, and windows to serve a variety of different residential and commercial enterprises. Furthermore, additional alterations included the removal of a secondary building in the rear of the property. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common and altered example of Folk National style and no longer represents a good or distinctive example of the style.

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Furthermore, the subject property was not a work of a Master Architect, therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic* district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 124 N Riverside Avenue with history related to the City of Rialto or with persons significant to the city. The subject property is associated with the early residential and commercial patterns associated with the development of the City of Rialto. However, the subject property has changed and no longer represents the period of significance of the development history of the City of Rialto. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

Despite the subject property being built during the period of significance in the City of Rialto, the subject property's footprint has changed, altering the primary and rear elevation. Furthermore, the subject property has been altered with the replacement of aluminum and vinyl windows and a replacement door. Based on the visual inspection,

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the Folk National–style building does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Bloomington News. 8 August 1957. P. 15.

City of Rialto. Issued 25 January 1990. Permit No. 90000207.

City of Rialto. Issued 12 December 2011. Permit No. 2011-3045.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Press. 30 December 1982. P. 17.

FrameFinder. 1938 and 1952. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "124 N Riverside Avenue, Rialto." Accessed February 2025. https://www.google.com/maps

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Folk National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 135-147.

NeighborWho. n.d. Property search report for 124 N Riverside Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Record. 12 February 1959. P. 18.

San Bernardino County Office of the Assessor. N.d. "124 N Riverside Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

The San Bernardino County Sun. 30 May 1948. P. 32.

The San Bernardino County Sun. 29 May 1948. P. 22.

The San Bernardino County Sun. 11 August 1947. P. 15.

The San Bernardino County Sun. 20 June 1979. P. 64.

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The San Bernardino County Sun. 5 September 1980. P. 78.

The San Bernardino County Sun. 19 June 1981. P. 69.

The San Bernardino County Sun. 14 October 1982. P. 23.

The San Bernardino County Sun. 2 December 1982. P. 15.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/11/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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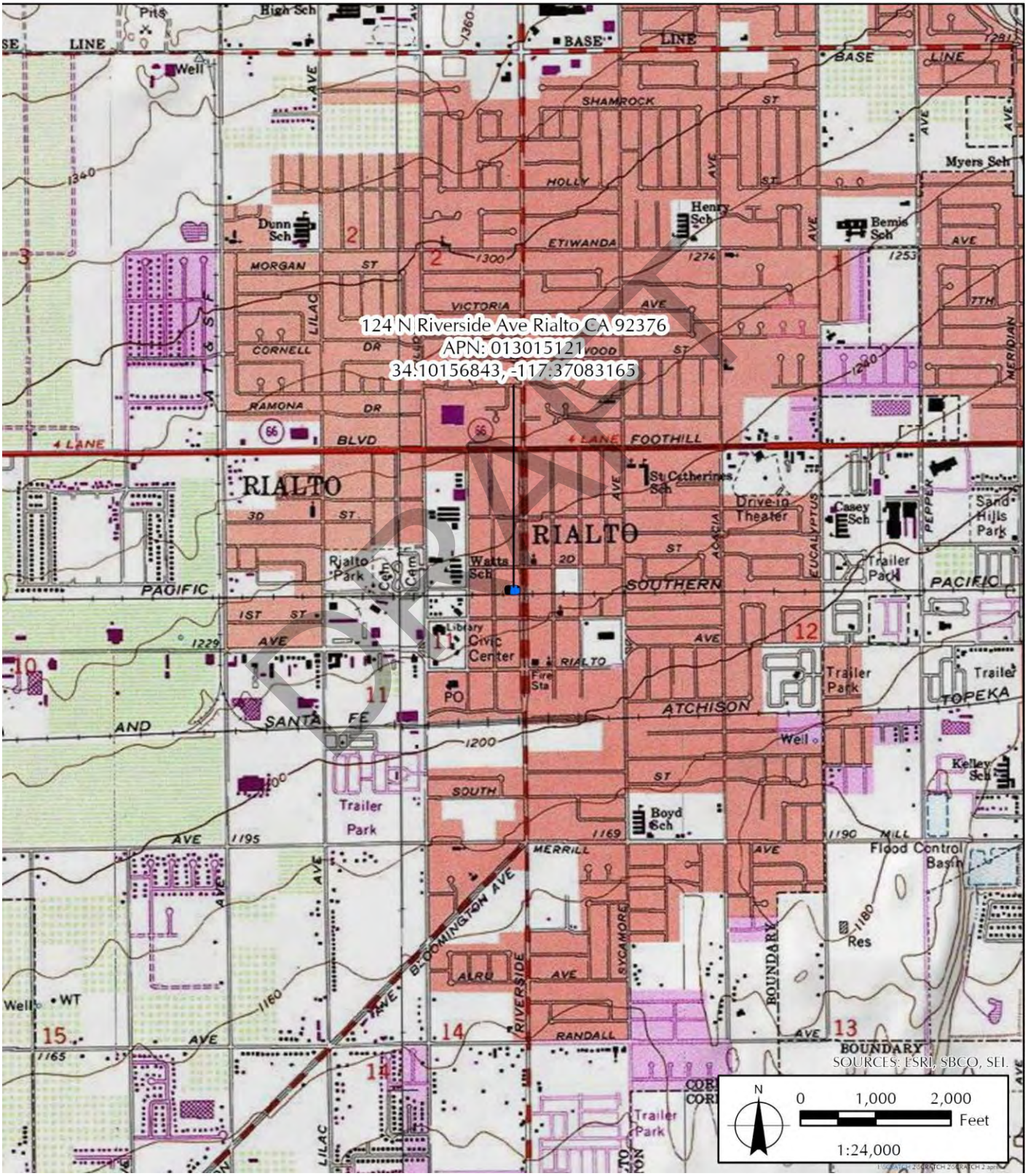
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-015-121; MR #13**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): APN: 013-015-148; MR #14**

P1. Other Identifier: 013-015-148

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 120 N Riverside Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465807.7 mE/ 3773448.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.6 miles. The subject property is on the right.
Elevation: 1236 feet above mean sea level Parcel #(s): 013-015-148

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 3,685-square-foot (SF) subject property located at 120 N Riverside Avenue includes a 1,058-SF Contemporary-style commercial building, constructed between 1968 and 1975. The property is square in plan. The one-story building is rectangular in plan. The building is surmounted by a flat roof with shed roof extensions, clad in concrete and composition shingles. The building is clad in a mixture of stucco and brick.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1968 - 1975
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1968-1975 historic aerials
***P7. Owner:** Rialto Chamber of Commerce
Address 120 N Riverside Avenue
City, State, Zip Rialto, CA 92376
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 04/15/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 120 N RIVERSIDE AVENUE; MR #14 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-015-148

B2. Common Name: 120 N Riverside Avenue

B3. Original Use: Single-Family Residence and Commercial B4. Present Use: Commercial

***B5. Architectural Style:** **Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The primary/east elevation features several large windows and a front door. The south portion of the elevation features two large aluminum fixed windows. The north portion of the elevation features a front door and a large, fixed aluminum window. The double doors are made of metal with two large, fixed windows. On either side of the doors are two rectangular lanterns. To the right (north) of the door is a large, fixed aluminum window. A brick base with a rectangular sign is located on the south portion of the parcel with the words "Rialto Chamber of Commerce" in cursive letters. The south elevation features a stucco wall with no brick cladding. The rear/east elevation could not be seen from the public right-of-way. The north elevation features two vinyl replacement sliding windows. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

A demolition permit was issued for the subject property in June of 1961 to demolish the then extant residential building on the subject property. An original construction date for the now demolished building is unknown but is assumed to have been constructed prior to 1960. Historic aerials show that the extant subject property was built between 1968 and 1975. According to occupancy permits, the subject property was used as a real estate office in 1969. In July 1969, a building permit was issued to build a sign on the subject property. In 1980, a building permit was issued to build an addition of about 595 SF to the subject property, changing the original footprint of the subject property. The addition was designed by Jay Wheaton, a local architect, who designed several of the public buildings in the City of Rialto. It is unclear if he designed the original building. In 1987, another building permit was issued to move the front door on the primary elevation 18 feet north to accommodate space for a new window. Between March 2018 and March 2019, the sign was changed.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial and Residential Development **Area** Rialto, CA

Period of Significance 1961-1975 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

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The extant subject property was built between 1968 and 1975. According to historic newspapers, the subject property was advertised as a three-bedroom building zoned for both residential and commercial. By July 1969, the subject property was used as a real estate office. The real estate office continued to have advertisements in the local newspaper until 1970. It is unclear how long Tom Price and Sons occupied the subject property. The subject property was used until 1975 as a real estate office. As of June 1975, the subject property has been occupied by the Chamber of Commerce. According to the Chamber of Commerce website, the Chamber of Commerce has been an active member of the community since 1907. The Chamber of Commerce is a "voluntary group of actively concerned businesspeople and citizens who have banded together to advance commercial and civic interest of our community."

Evaluation

National Register of Historic Places and California Register of Historical Resources:

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The original demolished building of the subject property may have been linked to this early City settlement and initial expansion, or possibly the post-World War II residential and industrial expansion. However, the current commercial building postdates the period of significance of the Pacific Electric Railway and post-World War II era. Furthermore, coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property is part of history that would have made a significant contribution to broad patterns at the national, state, or local level. Similarly, the use of the building to house the Chamber of Commerce postdates its establishment by over 60 years and is not associated with the establishment of the Chamber of Commerce or significant events in the history of the Chamber of Commerce. Therefore, the subject property is ineligible under Criterion A/1.

According to historic newspapers and building permits, the Chamber of Commerce has owned the subject property since 1975. The Chamber of Commerce was established in the community since 1907, but the subject property was owned by other owners in the 1950s and 1960s. The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common and altered example of a vernacular-style commercial building. The subject property has had an addition that has altered the footprint of the subject building, and the primary elevation being significantly changed with doors and windows moving. Due to the alterations to the building, the subject property is not a distinctive example of the Contemporary style and is also not known to be the work of a Master Architect. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

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No evidence was discovered that connects 120 N Riverside Avenue with history related to the City of Rialto or with persons significant to the city. Furthermore, the subject property is not strongly associated with the early residential development of the City of Rialto. The subject property is not known to be strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The subject property is a common and altered example of a Contemporary-style building. The primary elevation has been significantly altered with the addition of a new window. The subject property has also had an addition to the overall subject property changing the footprint of the building. Therefore, based on visual inspection the commercial building on the parcel does not retain elements of architectural design, detail, and craftsmanship. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto. Issued 14 June 1961. Permit No. 16558.

City of Rialto. Issued 17 June 1969. Permit No. 26641.

City of Rialto. Issued 24 July 1969. Permit No. 26803.

City of Rialto. Issued 27 February 1980. Permit No. 44692.

City of Rialto. Issued 7 July 1987. Permit No. 8701102.01.

City of Rialto. Issued 10 March 1988. Permit No. 47614.

City of Rialto. Issued 16 February 1990. Permit No. 90000485.

City of Rialto. Issued 10 August 1992. Permit No. 92001484.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. N.d. "120 N Riverside Avenue, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-2022. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 629-649.

NeighborWho. N.d. Property search report for 120 N Riverside Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Chamber of Commerce. N.d. "Home." Accessed April 14, 2025. https://www.rialtochamber.com/

Rialto Record. 11 July 1947. "Thomas Sharp buried with Masonic services." P. 1.

Rialto Record. 8 February 1946. "Tom Sharp home for birthday." P. 8.

Rialto Record. 8 February 1946. "Veteran back at old job as P.E. bus driver." P. 1.

Rebello-Rees, Kathy. 24 November 1976. "1977 Miss Rialto Pageant moved to March 26." *The San Bernardino County Sun.* P. 22.

San Bernardino County Office of the Assessor. N.d. "120 N Riverside Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 9 February 1969. P. 70.

The San Bernardino County Sun. 10 October 1975. P. 42.

The San Bernardino County Sun. 29 June 1975. P. 30.

The San Bernardino County Sun. 19 December 1978. P. 29.

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 120 N RIVERSIDE AVENUE; MR #14 ***NRHP STATUS CODE:** 6Z

The San Bernardino County Sun. 8 May 1984. "Miss Rialto aspirants to be in chamber's fashion show." P. 11.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/15/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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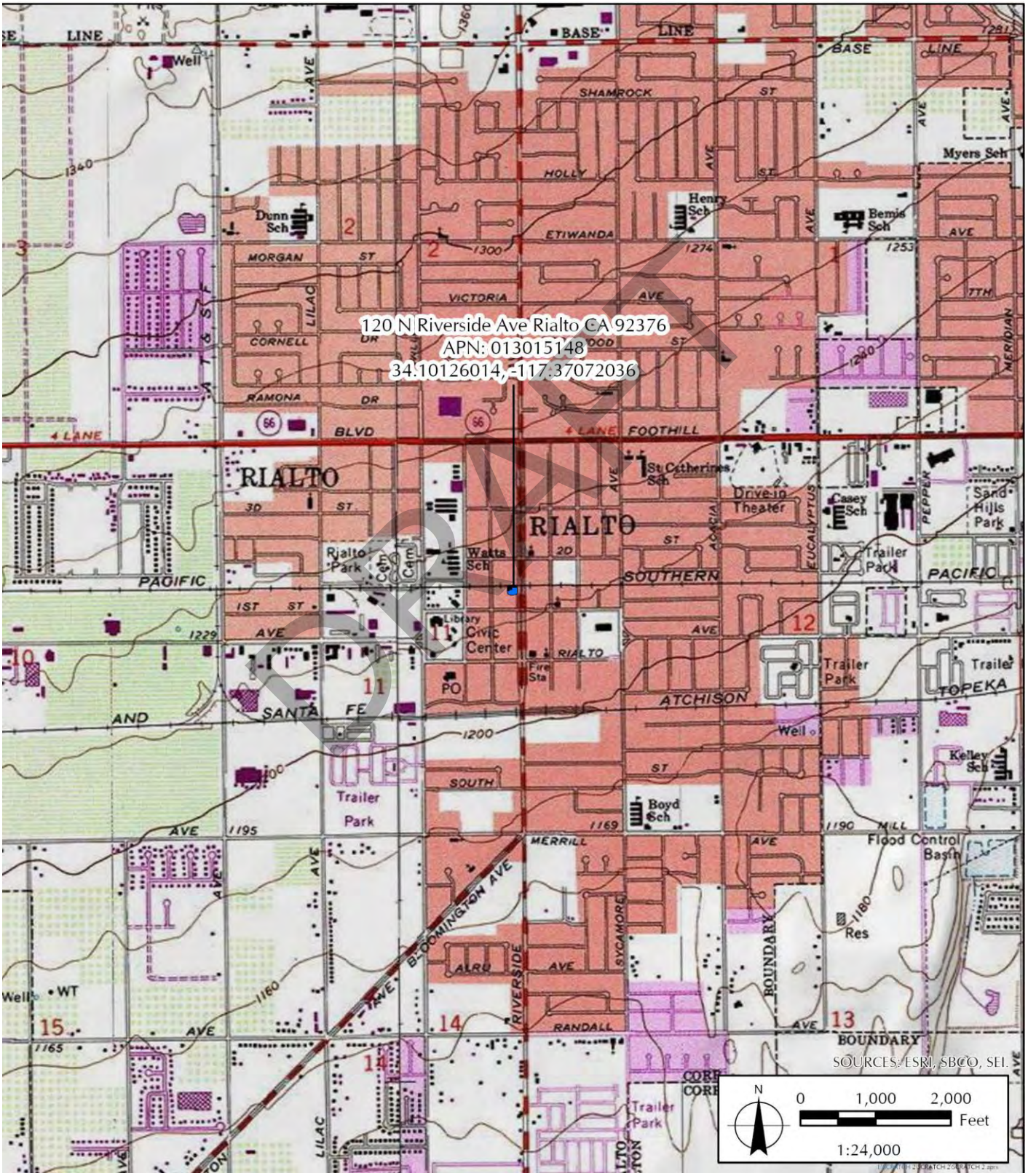
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-015-148; MR #14**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): APN 013-016-120

P1. Other Identifier: 12 N Olive Avenue

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 112 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465933.4 mE/ 3773437.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 91 for Riverside Avenue. Turn right onto N Riverside Avenue. Turn left onto E 2nd Street. In 423 feet, turn right onto N Olive Avenue. The subject property is on the right.
Elevation: 1121 feet above mean sea level Parcel #(s): 013-016-120

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 7,000-square-foot (SF) subject property located at 112 N Olive Avenue includes a 1,078-SF Craftsman with Tudor Revival elements single-family residence constructed in 1910. The one-story residence is rectangular in plan. The residence is surmounted by a gabled roof, clad in composition shingles.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A
***P6. Date Constructed/Age and Source:** 1910
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1910 San Bernardino Assessor.
***P7. Owner:** Samuel Clark, Jr.
Address 112 N Olive Avenue
City, State, Zip Rialto, CA 92376
***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA, 91107
***P9. Date Recorded:** 3/20/2025
***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 112 N OLIVE AVENUE; MR #15 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-016-120

B2. Common Name: 112 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman with Tudor Revival elements**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
According to building permits and historic newspapers, the Tudor family lived on the subject property from 1953 to at least 2010. According to NeighborWho, the subject property was sold from the Tudor family to Samuel Jr. and Gisela Clark in July 2017. In 1962, Kuzma Tudor built a garage on the subject property located in the northwest portion of the parcel. In 1985, Stana Tudor reroofed his building with fiberglass shingles squares. In 2010, the subject property was again reroofed by Andro Tudor. According to Google imagery, between 2023 and 2024, the primary/east elevation windows were replaced with vinyl.

The primary/east elevation features two sliding windows, a full-width porch, a door, and a square attic vent in the eaves. Leading up to the full-width porch is a narrow concrete walkway with three concrete steps. The concrete steps have a metal railing on either side. In the center of the elevation, a two-paneled wood door has an oval decorative window. The two large sliding windows on either side of the door have prominent wood surround. The porch is surmounted by a gabled roof extension with two prominent square pillars on either side of the porch. The porch is enclosed by a half wall clapboard fence. In the eaves of the primary elevation features a large square attic vent. The residential property is clad in horizontal clapboard and brick. On the south elevation several windows with prominent wood surround are featured. The south elevation is obscured by a wood fence. The rear/west elevation was not visible from the public right of way; however, aerial imagery indicates that there may be a detached garage located at the rear of the property. The detached garage was not visible from the public right-of-way and therefore was not evaluated in this report. The north elevation features at least one window with prominent wood surround. The south elevation is obscured from the public right of way with a block wall. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

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Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property constructed in 1910 is likely associated with the population growth that occurred in the City of Rialto due to the Pacific Electric Railway line. The home retains its location, setting, and association to the Pacific Electrical Railway, but it has lost integrity of design, materials, and workmanship. The primary elevation has lost significant integrity with the loss of doors, windows, and the replacement of the roof, which postdates the period of significance for the residence. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion A/1.

Based on review of census data, newspaper articles, property records, and other online sources, the subject property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore ineligible for listing in the NRHP and CRHR under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess a high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction. Based on research, the subject property is not a work of a Master Architect. The residence is a modest and altered example of a Craftsman-style residence and does not retain character-defining features that are commonly associated with the style and are not a distinctive example of an architectural style. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for Significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) also establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

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6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 112 N Olive Avenue with history related to City of Rialto or with persons significant to the city, or geographical patterns to city of Rialto. Residential property is associated with the residential development in 1910, which was during the early development of the City of Rialto. However, the subject property integrity has been compromised by new vinyl windows replaced in 2023 and a new front door. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Craftsman-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued 27 August 1962. Permit No. 8053.

City of Rialto. Issued 13 September 2010. Permit No. 2010-2118.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Google Maps. N.d. "112 N Olive Avenue, Rialto" Accessed February 2025. https://www.google.com/maps/place/112+N+Olive+Ave,+Rialto,+CA+92376/@34.1011687,-117.371922,909m/data=!3m2!1e3!4b1!4m6!3m5!1s0x80c34d669470ca9d:0xe66d3d26b55b1978!8m2!3d34.1011687!4d-117.3693471!16s%2Fg%2F11c0ys686k?entry=ttu&g_ep=EgoyMDI1MDIxMS4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 567-581.

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BUILDING, STRUCTURE, AND OBJECT RECORD

NeighborWho. N.d. Property search report for 112 N Olive Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. "112 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 2 June 1946. "Ninth Grade Class Honored Guests at School Gathering," p. 16.

The San Bernardino County Sun. 19 February 1953. "30 Men Join Marines in City During Month," p. 10.

The San Bernardino County Sun. 27 October 1955. "With County Men in Service," p. 17.

The San Bernardino County Sun. 24 May 1983. "Kuzma Tudor, Rialto," p. 32.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 4/20/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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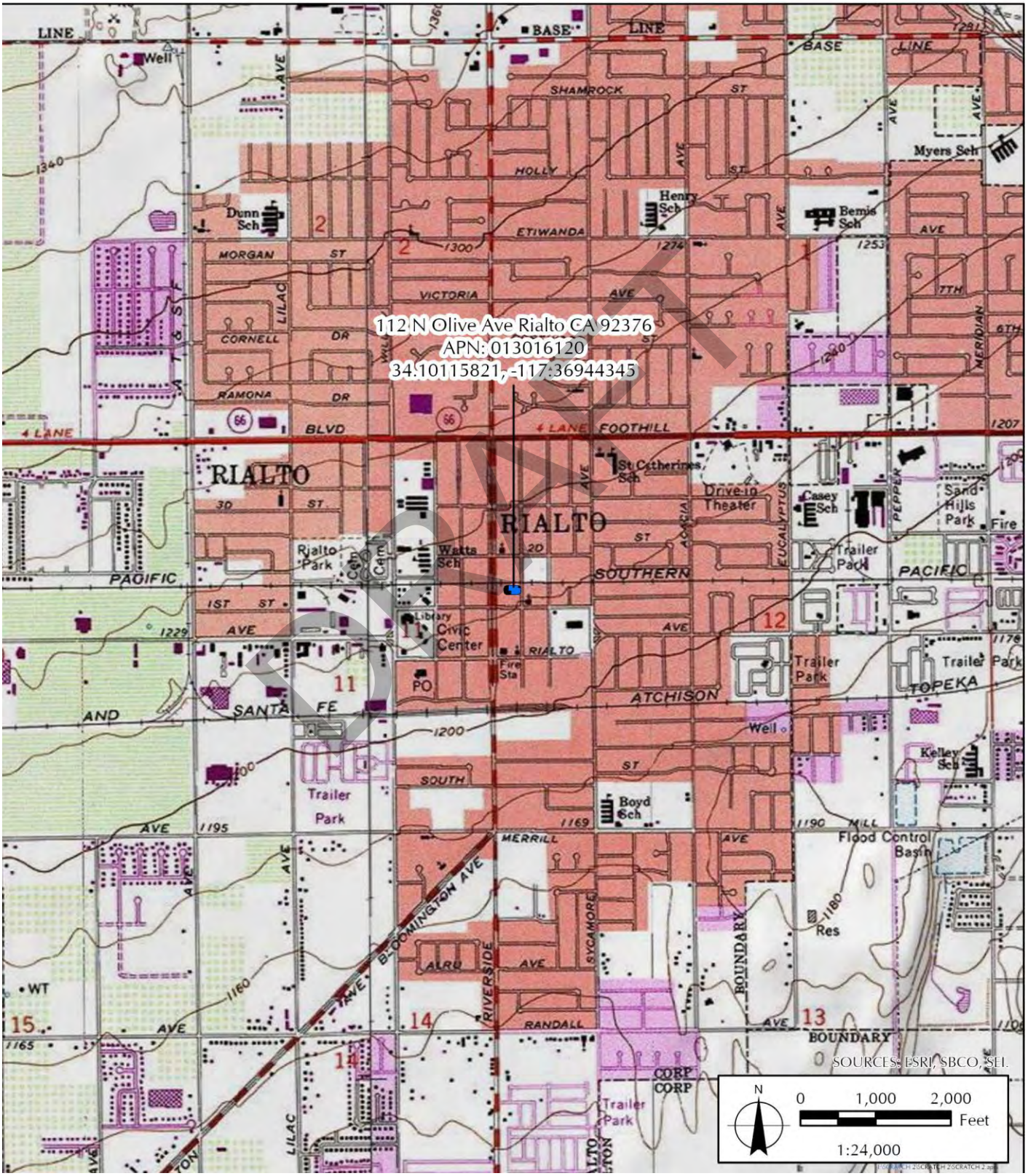
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-016-120**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 113 N Olive Avenue

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

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

***b. USGS 7.5′ Quad** Fontana, CA **Date** 1985 **T** 11S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.M. **B.M.**

c. Address 113 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465978.8 mE/ 3773435.0 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 1.6 miles. Turn left onto E 1st Street. In 0.1 mile turn left onto N Olive Avenue. Subject property is on the right.

Elevation: 1,230 feet above mean sea level Parcel #(s): 013-017-106

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

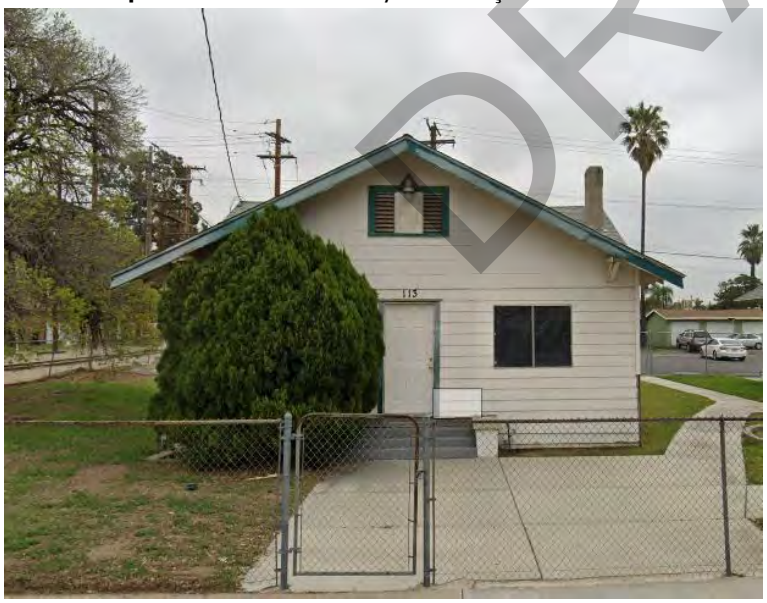
The 7,000-square-foot (SF) subject property located at 113 N Olive Avenue includes an approximately 3,000-SF Craftsman-style religious building constructed in between 1907 and 1911. The parcel is rectangular in plan. The building is roughly square in plan with protrusions for an entry stair. The religious property is surmounted by a cross-gabled roof, clad in composition shingles. The primary/west elevation features two sliding windows, a wood front door, and a rectangular attic vent. The subject property is clad in horizontal clapboard with cinderblock featured in the gables. The gables feature a rectangular attic vent. On the primary/west elevation, two decorative brackets are featured on the northern portion and the southern portion.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property; HP16: Religious Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1907-1911

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** International Church/Foursquare

Address P.O. Box 1209

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street

Pasadena, CA, 91107

***P9. Date Recorded:** 02/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 113 N OLIVE AVENUE; MR #16 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-106

B2. Common Name: 113 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Religious

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
Sanborn fire insurance maps document the subject property was built between 1907 and 1911. At an unknown date, two windows located on the primary/west and north elevation were replaced with aluminum. Building permits stated that in 1992, the front porch of the primary elevation was enclosed to be converted into a worship/dining area. This addition added 232 SF to the existing building. It is possible that at the time of the enclosure of the porch, the four aluminum windows were added to the primary elevation and to the north and south elevation.

A concrete walkway with four concrete steps provides access to the front door of the religious building. On either side of the concrete steps are modest cement piers. The four-paneled wood front door is surrounded by wood surround. On either side of the wood door are two sliding windows trimmed in aluminum. The window located on the northern portion of the elevation is obscured by a shrub. The north elevation is clad in clapboard with four windows. Three windows on eastern portion of the elevation feature double hung wood windows with prominent wood surround. The window located on the western portion of the elevation is a sliding aluminum window. The rear/west elevation was not visible to public right-of-way and was not accessible due to the church parking lot being closed to the public. The south elevation features eight windows and a chimney. In the western portion of the elevation features one aluminum trimmed sliding window, two small wood casement windows, and a stucco chimney. The center portion of the elevation features a picture window that extends from the elevation with three double-hung wood windows. The picture window extension is surmounted by a shed roof. The eastern portion of the elevation features two wood double-hung windows. The property is surrounded by a linked metal fence that encompasses the whole church property. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Religious Development and Residential Development **Area** Rialto, CA

Period of Significance Early 20th Century **Property Types:** Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, The Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Originally, the subject property may have been owned by the First Congregational Church of Rialto. According to Sanborn fire insurance maps, the subject property was built between 1907 and 1911. Starting in the 1950s, the subject property was owned by International Church/Foursquare Gospel, also known as Rialto Foursquare Church (*Daily Press*). The International Church of the Foursquare Gospel was started on January 1, 1923, by Aimee Semple

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McPherson. The Rialto Foursquare Church's use of the subject property began with the shift of Rialto to a more residential community.

Evaluation

National Register of Historic Places/California Register of Historical Resources

The building on the property is a religious building which is not normally eligible for consideration for listing in the NRHP and has been evaluated to verify that that it does not fall within an exceptional category for consideration for eligibility for listing, such as deriving primary significance form architectural or artistic distinction, a surviving structure associated with a historic person or event, a birthplace or grave for a historical figure for which there is no surviving site associated their productive life, a cemetery that derives its significance from design, a reconstructed building as part of a master plan, a property conveying with symbolic value invested in its own significance, or a building that is more than 50 years old and of exceptional importance.

The original church in Rialto is the First Christian Church of Rialto, located at 201 N Riverside Drive. The First Christian Church was founded in 1905 and was built between 1906 and 1907 to serve the community of the City of Rialto. The church was later purchased by Dr. Merlin Hendrickson to prevent its demolition and as of 2025 was serving as the Kristina Dan Hendrickson Cultural Center. The First Methodist Church and the Congregational Church also date to the early development of the City, both of which are no longer standing. The Church directory for the City of Rialto lists 48 churches. The religious building located at 113 N Olive Avenue been occupied by the Foursquare since 1973. The religious building is more than 50 years old but is not of exceptional value, is not associated with a specific event marking an important moment in American history, nor is it a good representation of early-20th-century development within the City of Rialto, or represent a style of construction that held a significant contribution to the development of the City of Rialto. Therefore, the subject property is ineligible under Criterion A/1 for inclusion in the NRHP and CRHR.

Under Criterion B/2, the City building record, historic news publications, or other online sources do not identify owners and residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Therefore, the property is ineligible for listing in the NRHP or CRHR under Criterion B/2.

There is no cemetery associated with the property. The building and property are commonplace and convey no symbolic value. The subject property primary elevation has been altered with the enclosure of the porch and the addition of two aluminum windows on the primary elevation, and therefore, it is a common and altered example of a Craftsman-style building. Under Criterion C/3, the property is ineligible for inclusion in the NRHP and CRHR as it lacks architectural distinction, and it is not the work of a master architect or builder.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the city's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

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1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district*, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered that it associates 113 N Olive Avenue with history related to the City of Rialto or with people significant to the city or geographical patterns to the city of Rialto. The religious property is associated with both the religious and residential development between 1907 and 1911, which is in the period of significance. However, the subject property has not retained significant integrity with the addition to the primary elevation and the addition of two aluminum windows, which was outside the period of significance of the early religious development in the area and the residential development of the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Craftsman-style home. Furthermore, the primary elevation has been altered with the porch's enclosure and the replacement aluminum windows on the primary, north, and south elevations. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** *Bloomington News.* 21 March 1952. "Foursquare Church Notes End of First Year." P. 5.

City of Rialto. Issued 1 January 1992. Permit No. 8811221.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

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Daily Press (Victorville, CA). 12 September 1985. P. 32.

Foursquare International Church. N.d. "History." Accessed February 2025. https://www.foursquare.org/about/history/

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 753-765.

NeighborWho. N.d. Property search report for 113 N Olive Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. N.d. "113 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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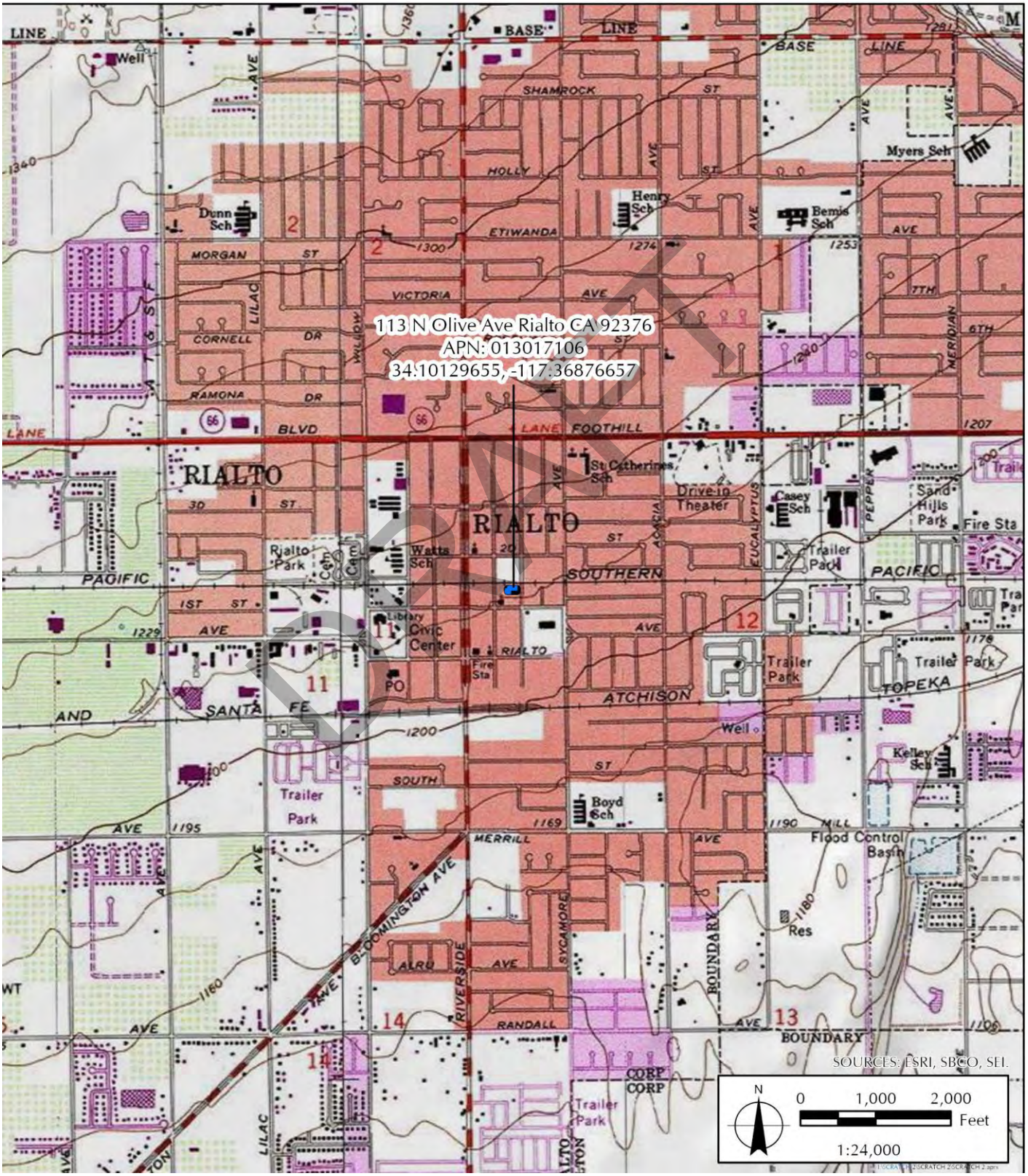
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-106; MR #16**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): APN: 013-017-118

P1. Other Identifier: 112 N Date Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 112 N Date Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466036.0 mE/ 3773435.0 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel for 1.5 mile. Turn left onto E 1st Street. In 0.1 mile turn left onto N Date Avenue.
Elevation: 1,230 feet above mean sea level Parcel #(s): APN: 013-017-018

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 7,000-square-foot (SF) subject property located at 112 N Date Avenue includes a 2,112-SF Minimal Traditional-style triplex residential building, built in 1955 and based on Google Maps aerials a detached garage. The detached garage was not visible to the public right-of-way and therefore not evaluated. The parcel is rectangular in plan. The residential building is irregular in plan. The triplex is surmounted by a complex hipped roof clad in composite shingles. The residence is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1955
☒ Historic ☐ Prehistoric ☐ Both Source:
Determined based on 1955 San Bernardino Assessor.

***P7. Owner:** Martha Marquez
Address 5213 Bushnell Avenue
City, State, Zip Riverside, CA 92505

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 02/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 112 N DATE AVENUE; MR #17 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-118

B2. Common Name: 112 N Date Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
Sanborn fire insurance maps were not available for this subject property; the architect and builder are unknown. The subject property was constructed in 1955. The primary/east elevation features a large, fixed aluminum window to the south of a wood door. Two cement steps lead up to the front door. The center plane of the primary elevation features another large, fixed two-lite aluminum window and a simple wood door. Two concrete steps lead up to the front door of that elevation. On the north portion of the primary/east elevation features two wood garage doors. The south elevation features three planes with the east portion more recessed than the other two planes. The west portion of the elevation features one large aluminum two-lite fixed window. The center portion of the elevation features two windows. The window located on the left (west) of the elevation is a large sliding tripartite aluminum window. The window located on the right (east) is a four-lite aluminum fixed window. The east portion of the elevation features a large, fixed aluminum window. The rear/west elevation features two aluminum windows. The visibility of the north elevation is partially obscured from the public right of way by a concrete masonry block wall next to the residence. From Google maps, the north elevation features a wood door and two windows. To the north of the parcel is the former Pacific Electric Railroad right-of-way.

The earliest known owner of the subject property was Fred Litka Jr. and Shirley Litka. According to research, Fred Litka's father was the Chief of Police, however there is no indication that he owned or resided at the subject property. Deeds available from NeighborWho indicate that Fred Litka Jr. and his wife, Shirley Litka, owned the subject property. In 2010, Ubaldo M Stoto requested a permit to change out the six windows on the primary elevation. However, the permit expired and from visual inspection, it appears that the windows remain aluminum windows. However, the aluminum windows were most likely not the original windows of the house.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1946-1970 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).
In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

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Evaluation

National Register of Historic Places and California Register of Historical Resources

The subject property constructed in 1955 is an example of a residential single-use property that reflects the post-World War II rapid residential and industrial expansion occurring throughout California. It is an unexemplary example of residential buildings common throughout the post-World War II era. Although the triplex is in proximity to the Pacific Electric Railway, the triplex does not represent a specific event in relation to the Pacific Electric Railway or make a significant contribution to the development of the City of Rialto. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made or is representative of significant contributions to the broad patterns of history at the national, state, or local levels. Therefore, the subject property is ineligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. The earliest known owner of the subject property was Fred Litka Jr. and Shirley Litka. Fred Litka Jr. and Shirley Litka were not mentioned in historic newspapers other than marriage and obituaries. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for inclusion in the Registers under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The subject property is a common example of a Minimal Traditional residential building and lacks distinction. Therefore, under Criterion C/3, the property is recommended ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the city's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

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5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that connects 112 N Date Avenue with history related to City of Rialto or with persons significant to the city, or geographical and settlement patterns to the city. Residential property is associated with residential development in the 1950s, but it is outside the period of significance of the residential development in the City of Rialto. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. The earliest known owner of the subject property was Fred Litka Jr., the son of the chief of police of Rialto. Fred Litka Jr. worked for San Bernardino Public Works before retiring. Fred Litka Jr. and his wife, Shirley Litka, are only mentioned in historic newspapers for significant life events, such as marriage and death. Therefore, the subject property is ineligible for Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Minimal Traditional home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an establish and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued 14 September 2009. Permit No. 2009-2360.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

Daily Press. 22 October 2011. "Fred Litka Jr." Accessed February 2025. https://www.legacy.com/us/obituaries/vvdailypress/name/fred-litka-obituary?id=20155658

Google Maps. N.d. "112 N Date Avenue., Rialto." Accessed February 2025. https://www.google.com/maps/place/112+N+Date+Ave,+Rialto,+CA+92376/@34.1011829,-117.3707662,17z/data=!3m1!4b1!4m6!3m5!1s0x80c34d66c83fe9bb:0xdaf7b0f7982de261!8m2!3d34.1011829!4d-117.3681913!16s%2Fg%2F11c1555b85?entry=ttu&g_ep=EgoyMDI1MDIxMS4wIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 586-595.

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NeighborWho. N.d. Property search report for 112 N Date Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Police Benefit Association. N.d. "Police Department History." Accessed February 2025. https://rialtopba.com/index.php/about/police-department-history

San Bernardino County Office of the Assessor. N.d. "112 N Date Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 August 1932. "Rialto Child May Never Regain Use of Left Arm." P. 14.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/14/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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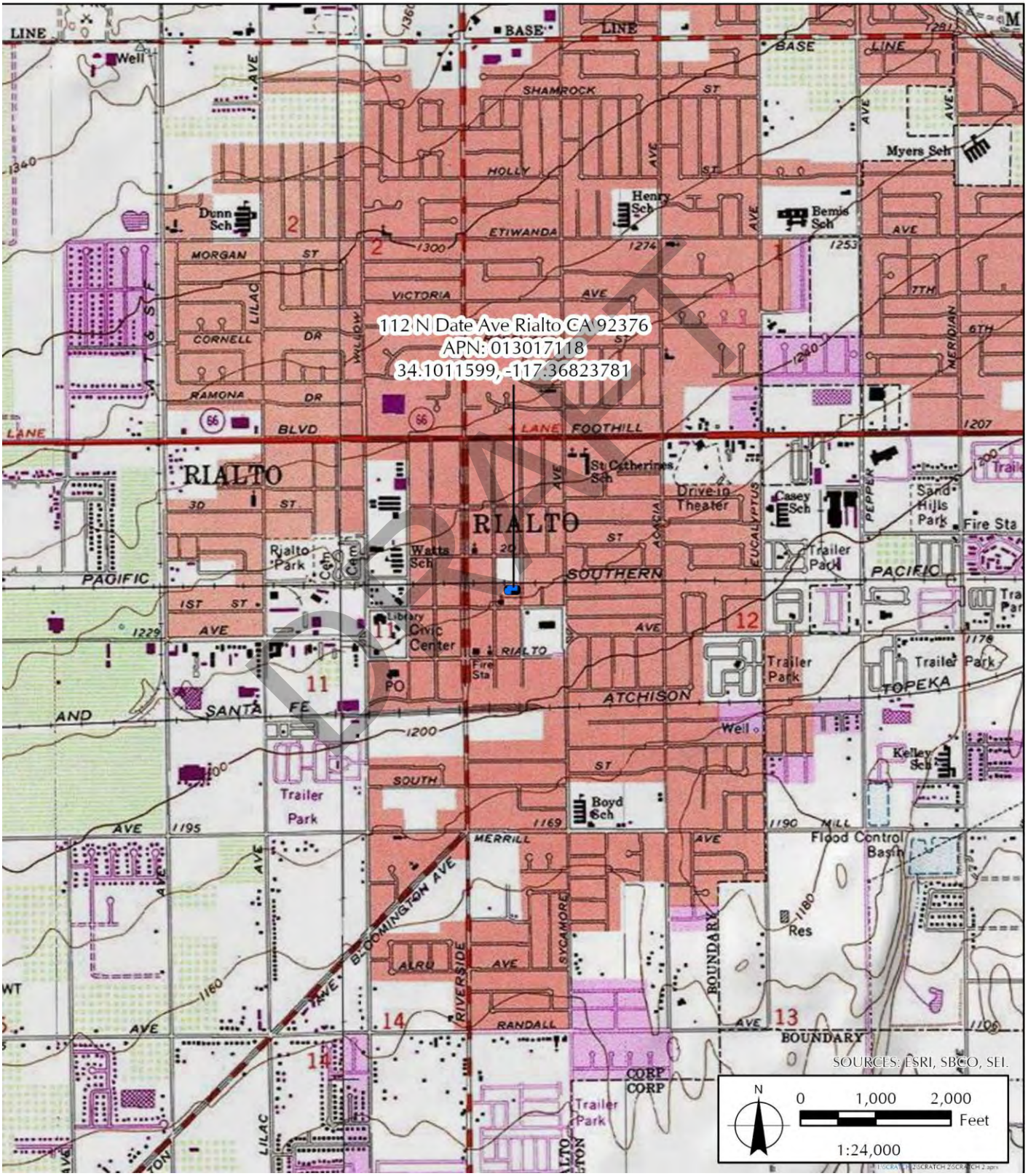
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-118**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 109 N Olive Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 109 N Olive Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465972.1 mE/ 3773412.8 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 1.6 miles. Turn left onto E 1st Street. In 0.1 mile turn left onto N Olive Avenue. Subject property is on the right.

Elevation: 1229 feet above mean sea level Parcel #(s): 013-017-123

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

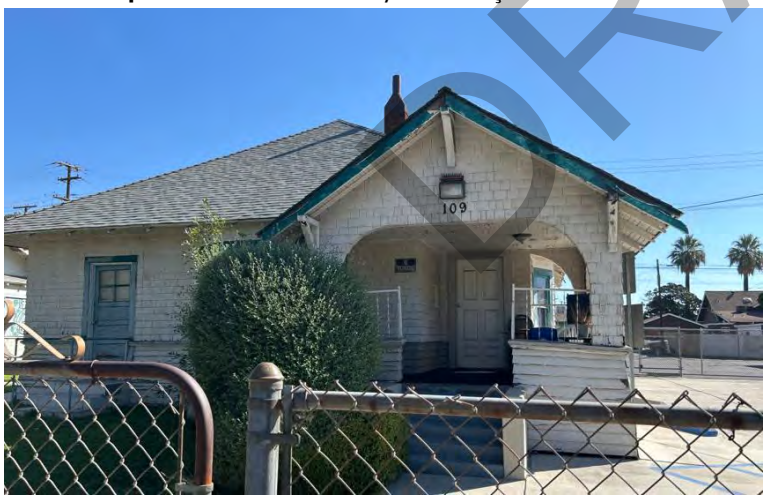
The subject property consists of a religious building on the north portion of the parcel and three buildings on the south portion of the parcel. The three modular buildings located on the south portion of the parcel were not evaluated since the buildings are less than 50 years old. The 1,200-square-foot subject property located at 109 N Olive Avenue is a single-family Craftsman-style religious property constructed in 1973. The religious building listed association is Iglesia Cuadrangular (Foursquare) de Rialto. The parcel is rectangular in plan. The religious building is irregular in plan. The building is surmounted by a hipped roof with a gabled roof over the porch, clad in composition shingles.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property; HP16: Religious Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/West Façade



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1907

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** International Church/Foursquare

Address P.O. Box 1209

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 02/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-017-123

B2. Common Name: 109 N Olive Avenue

B3. Original Use: Residential B4. Present Use: Religious

***B5. Architectural Style: Craftsman**

***B6.** Construction History (Construction date, alterations, and date of alterations):
The center window of the group of three windows is a large picture window with prominent wood surround. On either side of the picture window are narrow wood sliding windows with prominent wood surround. On the northern portion, a three-panel wood door with a four-lite fixed window is featured. Three steps lead up to the door with a simple metal railing. The north elevation features five wood windows with prominent wood surrounding. The three windows located on the western portion of the elevation feature double hung wood windows. The center window of the elevation features a double hung window with an AC Unit. The window located on the western portion of the elevation appears to be a diamond paneled casement window with prominent wood surround. The rear/east elevation was not open to the public and therefore was not able to be photographed. The south elevation features five windows trimmed in wood. The window located on the western portion of the elevation features a pair of diamond-panel casement windows. The grouping of windows in the center portion of the elevation features two double-hung windows with a large picture window between them. The window located on the eastern portion of the elevation features a double hung window with a window A/C unit. The brick chimney pierces the center portion of the elevation. To the north of the parcel, is the former Pacific Electric Railroad right-of-way.

From the public right-of-way, all the windows appear to be original. The door located on the southern portion of the elevation appears to have been changed at an unknown date. No building permits were available for this subject property, making the original architect and builder unknown. According to Sanborn fire insurance maps and historic aerials, the subject property has retained its original footprint. The buildings located on the south portion of the parcel burned down by 2007. At the time, the church was identified as a potentially historic building with the address of 101 N Olive Avenue in the built environment resource directory (BERD) as 3S, which states that the subject property appears eligible to the NRHP as an individual property through survey evaluation. However, the buildings now located on the south portion of the elevation were built between 2007 and 2012. The buildings located on the east portion of the parcel were built between 1995 and 2002.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Religious Development **Area** Rialto, CA

Period of Significance 1907 **Property Types:** Religious

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. In the 1880s, the Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Originally, the subject property was owned by the First Congregational Church of Rialto. According to Sanborn fire insurance maps, the subject property was built between 1907 and 1911. The original church building, located

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in the south portion of the parcel, was given a status code of 3S. The building burned down before 2007. Starting in the 1950s, the subject property was owned by International Church/Foursquare Gospel, also known as Rialto Foursquare Church. The religious buildings were built in 1907, but historical newspapers noted that the Rialto Foursquare started in 1951. The International Church of the Foursquare Gospel was started on January 1, 1923, by Aimee Semple McPherson in Los Angeles. The Angelus Temple in Los Angeles, which can hold over 5,000 attendees, serves as the church's original location and continues to function as a place of worship and administration. The Rialto Foursquare Church started with the shift of Rialto to a more residential community. Two new rectangular buildings were added to the subject property between 2007 and 2012.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The building on the property is a religious use building, which is not a building type typically eligible for inclusion in the NRHP, but it has been evaluated to verify that it does not fall within an exceptional category for consideration of eligibility for listing, such as deriving primary significance form architectural or artistic distinction, a surviving structure associated with a historic person or event, a birthplace or grave for a historical figure for which there is no surviving site associated their productive life, a cemetery which derives its significance from design, a reconstructed building as part of a master plan, a property conveying with symbolic value invested in its own significance, or a building that is more than 50 years old and of exception importance.

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property has made a significant contribution to the broad patterns of history at the national, state, or local level.

The subject property is associated with the residential development and the religious development of the community of Rialto. The Church Directory for the Rialto lists 48 churches. The original church in Rialto is the First Christian Church of Rialto, located at 201 N. Riverside Drive. It was built between 1906 and 1907 to serve the First Christian Church, which was founded in 1905. The church was later purchased by Dr. Merlin Hendrickson to prevent its demolition and as of 2025 was serving as the Kristina Dan Hendrickson Cultural Center. The First Methodist Church and the Congregational Church also date to the early development of the city, neither of which is still standing. The Congregational Church was located at the subject property's address. The religious building located at 109 N Olive Avenue has been owned by the Foursquare since 1973. The original church building located at 101 N Olive Avenue burned down before 2007. The religious building now located at 109 N Olive Avenue is more than 50 years old but is not of exceptional value, is not associated with a specific event marking an important moment in American history, nor does it represent a historic trend that made a significant contribution to development of the City of Rialto, and is not an original religious building dating the early development of the City of Rialto. Therefore, the subject property is ineligible under Criterion A/1.

Under Criterion B/2, the City building record, historic news publications, or other online sources do not identify an architect, designer, or builder associated with the property. The religious building located on the church property was not known to be associated with persons of significance. The subject property was one of the first churches in Rialto known as the First Congregational Church, but the church burned down before 2007. The building still extant was not associated with persons that made demonstrable contributions to the City of Rialto. Therefore, the property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is ineligible for Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The building and property are commonplace and convey no symbolic value. The subject property primary elevation has been minimally altered,

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but the subject property is a common and modest example of the Craftsman style. Under Criterion C/3, the property is determined ineligible as it lacks architectural distinction, and it is not the work of a master.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 109 N Olive Avenue with history related to the City of Rialto or with persons significant to the city, or geographical and settlement patterns of the city. The church building located at 101 N Olive Avenue had the status code of 3S in BERD in 1997, but it burned by 2007. The residential property associated with the subject property was an early example of religious development in the area, but it is not a well-known driver of the City of Rialto. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Craftsman-style building. Based on visual inspection, the building does not embody elements of architectural design, detail,

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materials or craftsmanship. The building is not located in a unique location and is not an establish and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. **References:** *Bloomington News.* 21 March 1952. "Foursquare Church Notes End of First Year." P. 5.

Foursquare International Church. N.d. "History." Accessed February 2025. https://www.foursquare.org/about/history/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Rialto Historical Society. N.d. "Rialto-A Short History." Accessed February 2025. https://www.rialtohs.org/history

San Bernardino County Office of the Assessor. N.d. "109 N Olive Avenue." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

B13: Remarks: None

*B14. **Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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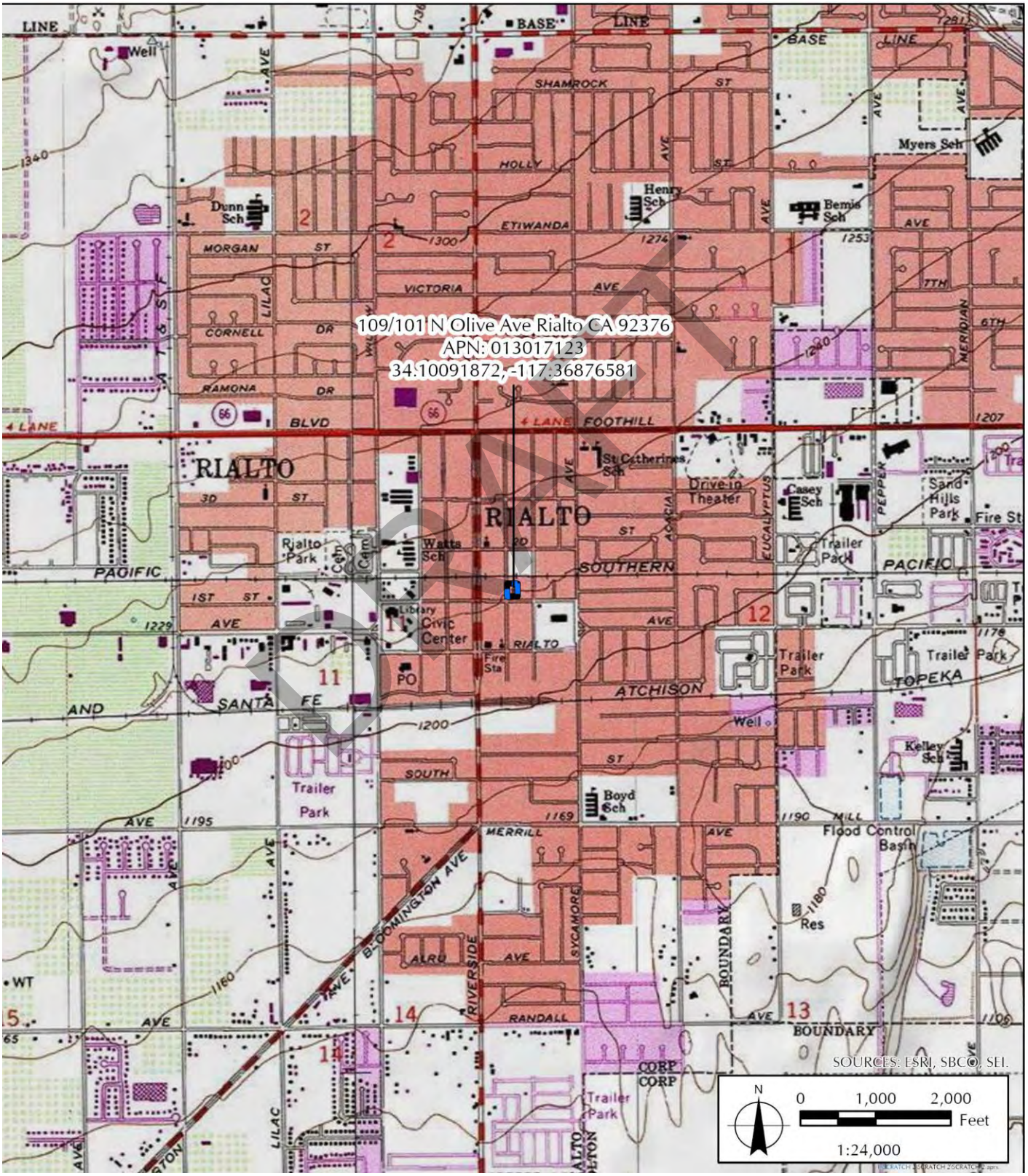
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-123; MR #18**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder):** APN: 013-017-215; MR #19

P1. Other Identifier: 237 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SE ¼ **of** NE ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 237 E 2nd Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466127.3 mE/ 3773548.0 mN

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

From Interstate 210 E exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. In 0.5 mile turn left on E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel for 1.8 miles. Turn right onto E 2nd Street. The subject property is located on the left.

Elevation: 1,243 feet above mean sea level Parcel #(s): 013-017-215

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

The 14,100-square-foot (SF) subject property located at 237 E 2nd Street includes a 1,170-SF single-family residence in the Tudor Revival style, built in 1929. There appears to be a second detached additional dwelling unit at 237 ½ E 2nd Street that is not visible from the public right-of-way and could not be described. The parcel is rectangular in plan. The residence footprint is irregular in plan. The residence is surmounted by a cross-gabled roof, clad in composition shingles. The building is clad in stucco with decorative half-timbering in the gables. An arroyo stone chimney is attached to the west elevation of the subject property. The south portion of the elevation features another single-family residence with a gabled roof.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1929

☒ Historic ☐ Prehistoric ☐ Both Source: 1929

Determined based on San Bernardino County Assessor.

***P7. Owner:**	James Salazar
Address	5913 Old Wheeler Rd.
City, State, Zip	La Verne, CA 91750
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA 91107
***P9. Date Recorded:**	04/04/2024
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 237 E 2ND STREET, MR #19 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-215

B2. Common Name: 237 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Tudor Revival**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The original construction date of the subject property could not be identified via available online historical and archival materials. According to Sanborn fire insurance maps, the secondary building on the subject property used to be a detached garage. By 1965, the secondary property was used as an apartment. In 1965 a building permit was issued to Pearl Larson, the owner of the subject property. She built a garden shed in the rear of the property. At an unknown date, the shed was expanded and turned into a single-family residence. In 2015, the City required a demolition permit for the building because it was an illegal ADU. According to images from the City, the building was a vernacular-style building with horizontal clapboard. All the windows visible from the public right-of-way were replaced with vinyl at an unknown date.

The primary residence is located on the north portion of the parcel. The primary/north elevation features the east portion, which is more recessed than the west portion of the elevation. The primary/north elevation features an arcaded wing wall, a front entrance under a round Tudor arch, and two large tripartite vinyl windows. The recessed entrance has two cement steps leading up to the entrance. The west elevation features several sliding windows. The rear/south elevation was not visible from the public right-of-way. The east elevation features a prominent arroyo stone chimney and at least one vinyl replacement window. The south portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development** **Area** Rialto, CA

Period of Significance 1946-1970 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. A group of Kansas Methodists' arrival in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

The earliest known resident of the property was Pearl Larson. She owned the property from 1956 to 1988. While she was living there, she rented out the rear building. Before moving to Rialto, she was a secretary in a construction company. While in Rialto, she was involved in several social clubs. According to building permits and NeighborWho, the next known resident was the Gonzalez family. The Gonzalez family owned the subject property

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from 1988 to 2007. In 2007 the ownership changed from Jose G. Gonzalez to Kenneth Terrill. Kenneth Terrill owed the subject property until 2014. The current owner of the subject property is James Salazar.

Evaluation

National Register of Historic Places and California Register of Historical Resources

The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with residential development due to the railroad and eventually the Pacific Electric Railway. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that have made a significant contribution to the broad patterns of history at the national, state, or local level. Moreover, the subject property appears to have been first developed in the late 1950s, a period that coincides with the state of California's post-World War II residential expansion period. The subject property, however, does not appear to have contributed to key points of the expansion, nor does the home represent a remarkable example of homes constructed during this era. Therefore, the subject property is ineligible for listing under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or the City of Rialto. Pearl Larson is mentioned several times in newspaper articles, and she was associated with social clubs, but there are no specific references that reflect her importance in the development of the City of Rialto. Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the nation, the state, or City of Rialto. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore the property cannot be attributed to the work of a master architect or builder. The residence is a modest example of the Tudor Revival style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

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2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 237 E 2nd Street with history related to City of Rialto or with persons significant to the city, or with geographical and settlement patterns of the City of Rialto. The residential property is not associated with the residential development of the City that began in 1929. Additionally, the subject property's integrity has been compromised by new vinyl windows and a new front door. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Tudor Revival home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued 14 July 1964. Permit No. 20746.

City of Rialto. Issued 20 October 2015. Permit No. 2015-3130.

City of Rialto. Issued 30 October 2008. Permit No. 2008-2664.

City of Rialto. Issued 30 October 2008. Permit No. 2008-2665.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

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https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "237 E 2nd Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Tudor Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf, pp. 449-469.

NeighborWho. N.d. Property search report for 237 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

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San Bernardino County Office of the Assessor. N.d. "237 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

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B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

(Sketch Map with north arrow required).

***Date of Evaluation:** 04/04/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 237 E 2ND STREET, MR #19 ***NRHP STATUS CODE:** 6Z



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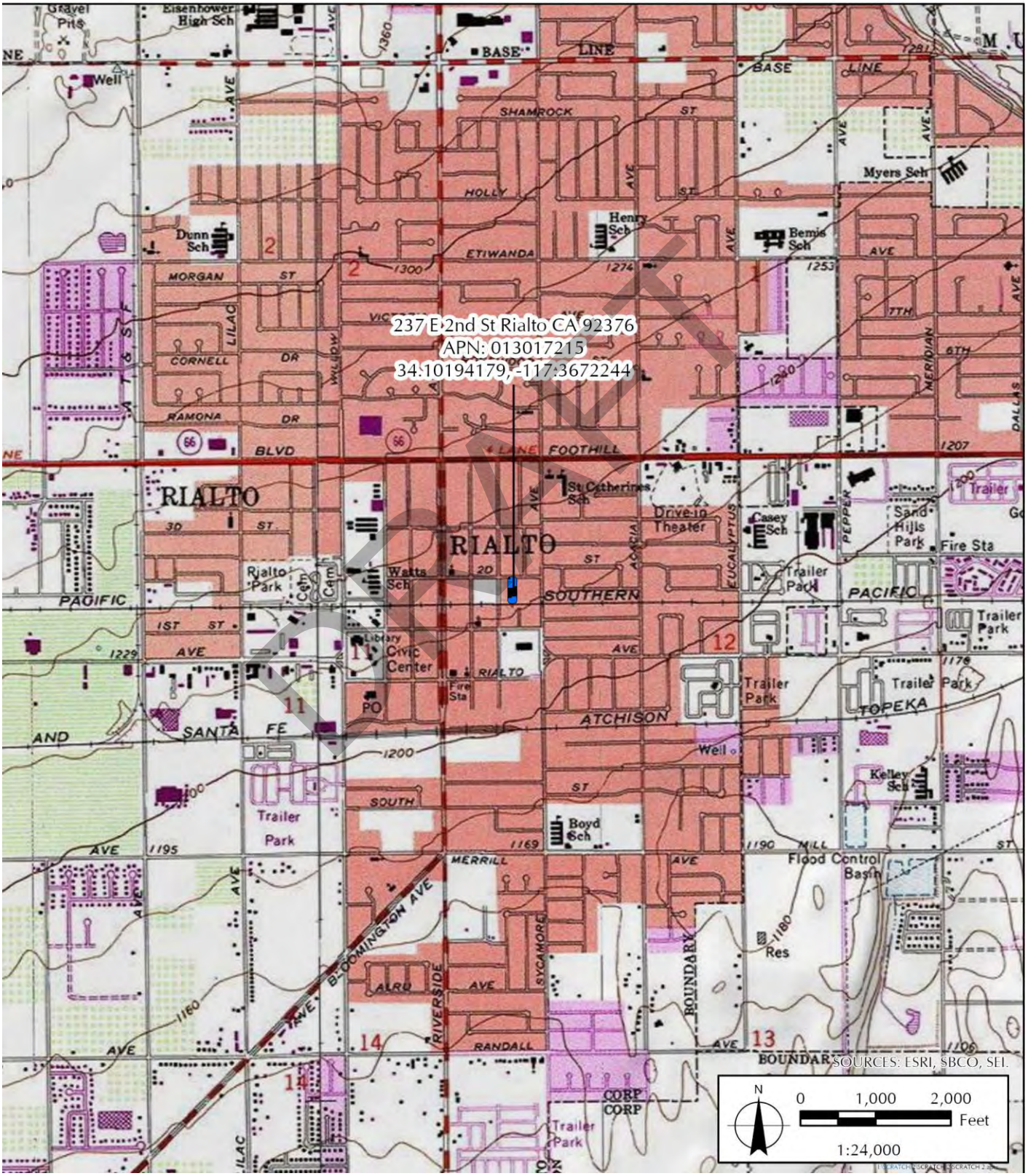
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-215; MR #19**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 249 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 249 E 2nd Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466139.5 mE/ 3773550.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Travel 0.5 mile. Turn left on E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel 1.8 miles. Turn right onto E 2nd Street. The subject property will be on the left.

Elevation: 1,237 feet above mean sea level Parcel #(s): 013-017-216

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

The 15,510-square-foot (SF) subject property located at 249 E 2nd Street is a 1,056-SF single-family vernacular-style residence with an attached shed roof parking canopy on the west side of the residence. The subject property was built in 1928. The parcel and residence footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in rough stucco. The front door, slightly off-center on the primary/north façade, is covered with a metal security door and set in modest wood surrounds. A simple gabled canopy, made of wood and supported by knee brackets, surmounts the front door.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1928

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on 1938 San Bernardino Assessor.

***P7. Owner:** Javier Garcia Guerrero

Address 249 E 2nd Street

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 249 E 2ND STREET, MR #20 *NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-017-216

B2. Common Name: 249 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style: Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property were not available, rendering unknown the original architect or builder. In 1981, a permit was issued to add a 10- by 13-foot extension to the bedroom and kitchen of the subject property. A subsequent permit was issued later in 1981 for "footing on kitchen, bedroom extension" concerning the "room addition," though this permit was likely associated with the same expansion of the residence's footprint. Available Sanborn fire insurance maps from 1929 and 1938 aerial photograph both reveal a rectangular building footprint shorter in size, with what looks to be a truncated portion towards the rear of the property. It is likely the 1981 bedroom and kitchen addition expanded the footprint towards the rear/south elevation, thus elongating the building's rectangular form. The 1929 Sanborn fire insurance map also indicates the presence of what appears to be a detached garage to the immediate southwest of the residence, which is no longer extant. The 1938 aerial reveals the presence of rows of orchards on the subject lot to the rear of the residence.

Aerial photographs from 2016 and 2018 reveal that the rear concrete patio was greatly expanded and connected to a shed situated along the east edge of the parcel, immediately southeast of the residence. According to Google Street View imagery, the interior shutters framing the aluminum windows on the primary/north façade were added at some point between March 2018 and March 2022. According to Google Street View imagery, the cinderblock walls along the east and north edges of the parcel were added at some point between March 2022 and November 2023. According to a March 2018 Google Street View image, opposite the Pacific Electric Railway Line (from N Magnolia Avenue), the rear/south elevation included at that time a pair of aluminum sliding glass doors and a pair of French wood or fiberglass doors. This elevation has since been altered significantly, with these features replaced with a single, half-light door and a pair of vinyl sliding windows. Stucco discoloration visible from a November 2023 Google Street View image suggests the removal of one set of windows on the west elevation and the replacement of a larger set of windows on the east elevation with the smaller vinyl sliding windows.

There are two pairs of aluminum sliding windows situated on the primary/north elevation, both with interior shutters. A modest diamond-shaped attic vent is located at gable end. The gabled roofline exhibits modest eave overhangs, though the side-gabled portions feature moderate eave overhangs with exposed rafters. The west elevation includes one pair of sliding aluminum windows. The east elevation includes two irregularly shaped pairs of aluminum sliding windows and one small pair of vinyl sliding windows. The subject residence is situated at the north quarter of a deep, rectangular lot approximately 287 feet in length, with the south edge of the parcel bordering the former Pacific Electric railroad right-of-way. A cinderblock wall of roughly 5 feet in height runs spans the north half of the parcel's east edge, with a chain-link fence spanning the south portion. The northeast corner of the parcel fronting E 2nd Street includes a lower cinderblock wall with three elevated piers. A similarly configured cinderblock wall spans the entirety of the parcel's west edge, with narrow wood posts connecting the parking canopy to the wall. Two metal gates, one for pedestrian access to the left of the primary/north façade, and the other for vehicles to the right of the primary façade, provide access to the sides and rear of the property. A concrete driveway of two cars in length is situated along the north edge of the parcel, which gives access to a wide entrance stoop.

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BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

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***B7.** Moved? ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8.** **Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10.** **Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1928-1974 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to the building permit record, ancestry records, and historic newspaper articles, the earliest known residents, and possibly owners, of the subject property were Perry Franklin Long and Minnie G. Long. California Voter Registration records place them at the subject property as early as 1956. 1940 California Voter Registration records indicate that Mr. Long was involved in ranch work, and the 1950 U.S. Census lists him as a "foreman." A newspaper article from 1961 indicates that Perry Long passed away at his home in March of that year, though California Voter Registration records indicate his widow, Minne G. Long, continued residing at the residence through at least 1962 (*The San Bernardino County Sun* 1961). The 1961 obituary notes that he had lived in Rialto for 34 years and had belonged to the Rialto American Legion Post 422. The 1961 obituary indicates that Mr. Long was survived by his widow; his son, Sterling L. Larkin; and four stepchildren, one of whom was Mrs. Marie Flaherty. According to the building permit record, the owner of the subject property in 1981 was Michael Flaherty. It is thus possible, even likely, that ownership stayed within the extended family through the 1970s and 1980s. According to a NeighborWho property search report, Michael Flaherty sold the subject property to Pedro U. Pinedo. According to the report, Pedro U. Pinedo sold it to Guadalupe G. Pinedo, who owned the property from

1993 to 1998. Mr. Pinedo then sold it to Kenneth D. Terrill in 1998. Mr. Terrill owned the property from 1998 to 2010. Kimberly Hall is listed as owner of the subject property from 2011 to 2015, at which point she sold it to the present owner, Javier Garcia Guerrero.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. The second railroad, the Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The residence was originally designed and constructed in the Craftsman style towards the tail end of its period of significance, but many if not all of its character-defining features have been lost. It is possible the stucco cladding the property currently exhibits is not original to the building. The aluminum windows along the primary/north façade were also likely later additions in the 1950s or 1960s. Both side elevations visible from the public right-of-way have also undergone minor alterations to their fenestration, and the rear elevation was expanded and altered in 1981 during a remodel and subsequently renovated at some point after March 2018. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

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2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 249 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. Although the subject property is associated with agricultural and residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1928—15 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive vernacular home built in 1928 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of this style. The residence has undergone significant alterations on all four elevations. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued September 28, 1981. Permit No. 47186.

City of Rialto. Issued October 6, 1981. Permit No. 47187.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025.

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FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 2016-2018. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 249 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "249 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 10 March 1961. "In the Shadows." P. 17.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



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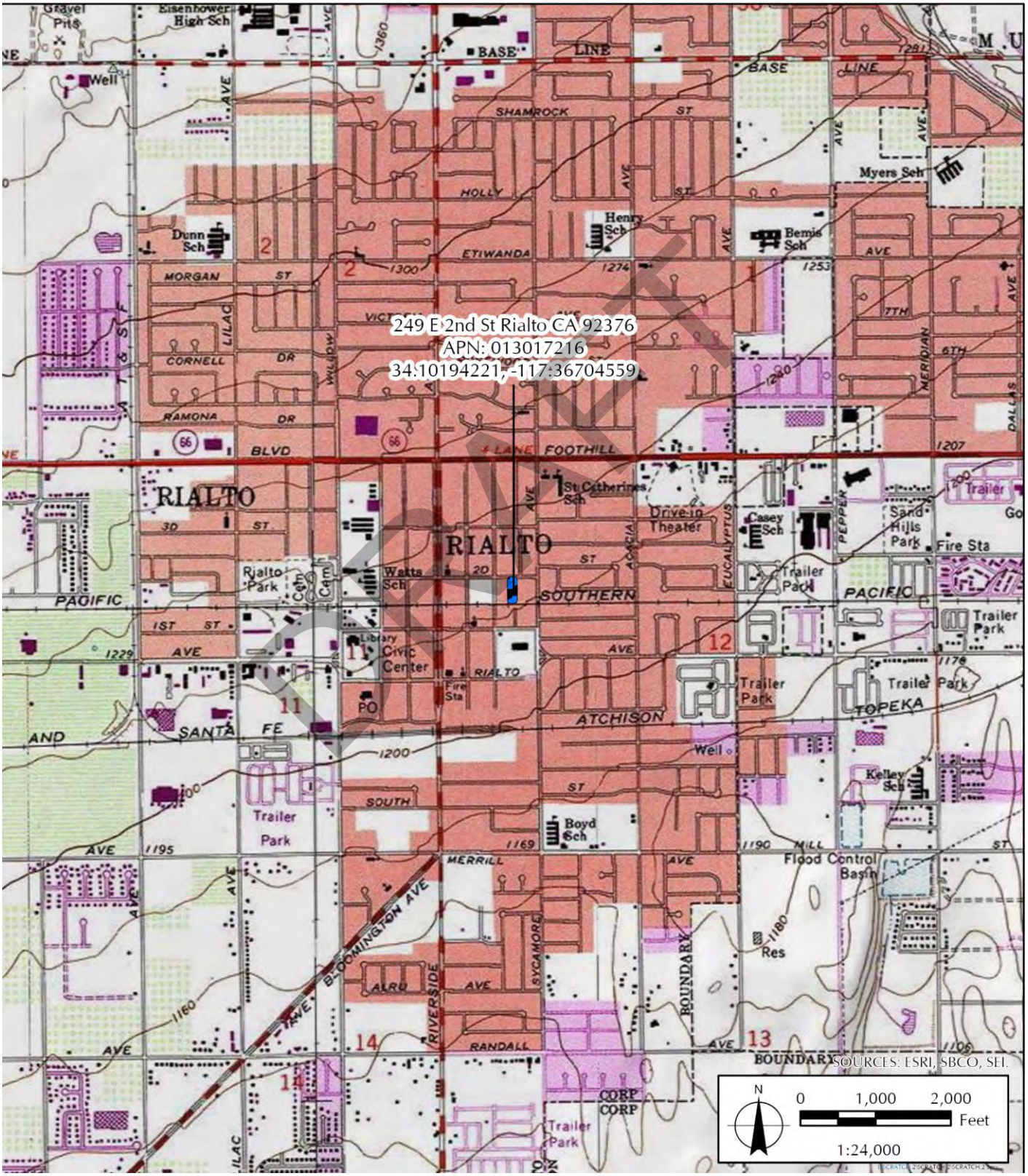
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-216**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 255 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 255 E 2nd Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466161.2 mE/ 3773556.0 mN

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

From Interstate 210 E and take exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 0.5 mile and turn left onto E Walnut Avenue. Turn right onto N Sycamore Avenue. Travel 1.8 miles then turn right on E 2nd Street. The subject property will be on the left.

Elevation: 1,223 feet above mean sea level Parcel #(s): 013-017-217

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

The 15,510-square-foot (SF) subject property located at 255 E 2nd Street includes a Minimal Traditional 889-SF residence, built in 1938. The parcel and building footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in stucco. It has a small bump-out addition on the front portion of its east elevation and another gabled extension on its rear/south elevation.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Façade



View (Direction Facing): South

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1938

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino Assessor.

***P7. Owner:** Lorenzo Montellano

Address 255 E 2nd Street

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street, Pasadena, CA, 91107

***P9. Date Recorded:** 4/07/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 255 E 2ND STREET, MR #21 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: APN: 013-017-217

B2. Common Name: 255 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property were not available, rendering unknown the original architect or builder. According to an aerial photograph from 1938, the subject property's footprint has remained unchanged since the year it was built. The 1938 aerial reveals the presence of a north-facing gabled roofline with a small, partial-width front porch and a rear bump-out portion on the right portion of the rear/south elevation. The 1938 aerial also reveals what appears to be a smaller building to the rear/south of the primary residence. Subsequent aerial photographs indicate this building was removed by 1966. The 1938 aerial also reveals the presence of rows of orchards surrounding the subject property, indicating those living in the home may have been involved in farming and agriculture. In 1968, a building permit was issued to replace 30 feet of the 4½-foot fence on the subject property. The City's building permit record otherwise is devoid of reference to other changes. Available Sanborn fire insurance maps do not cover the 1938 build date of the subject property. A 1929 Sanborn map, however, indicates that the smaller building to the south of the subject property, which is no longer extant, was present by that date and thus predated the single-family resident at the north edge of the lot. Vinyl windows on the primary/north façade and side elevations were replaced at an unknown date.

A simple, curved concrete path approaches the primary entrance, which is accessed by a partial-width front porch. The front door, off-center to the left beneath the gabled porch, is set in modest wood surrounds and protected by a metal security gate. To the left of the front door is a wood, double-hung sash window with a four-lite upper pane and a full-lite lower pane. To the right of the front door is a vinyl single-hung window with mesh screen on its lower portion. Both windows are flanked by decorative board-and-batten shutters. A smaller gabled extension of moderately steeper pitch supported by two slender wood posts frames the partial-width front porch. Both this smaller gabled extension and the main gable end of the primary/north elevation exhibit striated wood attic vents. Windows along the side elevations to the east and west are partially obscured from the public right-of-way by foliage, but they appear to include a combination of wood and vinyl single- and double-hung windows, some with sash horns indicative of a double-hung usage. Modest knee braces frame the gabled rooflines of the main building and front porch extension, the latter of which also exhibits exposed rafters. The subject residence is situated at the north quarter of a deep lot, with the south edge of the parcel bordering the former Pacific Electric Railway right-of-way.

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Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

BUILDING, STRUCTURE, AND OBJECT RECORD

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder Unknown

***B10. Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1938 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

The earliest known owners of the subject property were Linder A. and Annette M. Harrison, who owned the residence from at least 1968. Various records on Ancestry.com indicate Linder was a farmer, with the 1950 U.S. Census specifying work as a poultry farmer, though this record does not place him at the subject address in 1950. According to the city's building permit record, the Harrison family owned the property through at least 1981, with Larry M. Harrison's name appearing on a 1981 permit. According to a newspaper article from 1975, Larry M. Harrison, son of Linder and Annette, was employed as an aviation antisubmarine warfare technician second class and was stationed aboard the aircraft carrier *USS John F. Kennedy* off the coast of Virginia in that year (*The San Bernardino County Sun* 1975). According to a NeighborWho property search report, the Harrison Trust, presumably a family trust of the previous owner, sold the subject property to Richard A. Eustice. Eustice then owned the subject property from 1995 to 2005. The City's permit record indicates Yolany Chicas owned the subject property in 2005 and subsequently sold it to Kenneth D. Terrill in 2006. Yolany Chicas subsequently appears in the permit record as Yolany Terrill. Mr. and Mrs. Terrill owned the subject property from 2006 until 2010. The current owner, Lorenzo Montellano, has owned the subject property since 2010.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property has made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

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Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Minimal Traditional style, including (at least one) double-hung multi-pane windows, small and one-story height, inclusion of decorative shutters flanking the windows on the primary/north façade, and overall lack of architectural detail and ornamentation. The property also exhibits some Craftsman elements that speak to the more rustic and agricultural setting of the surrounding area in the 1930s, including the two decorative attic vents at gable ends on the primary/north façade, and limited use of exposed rafters. The subject property is thus not a particularly distinctive example of the Minimal Traditional style, and neither displays sufficient character-defining features of the Craftsman style, nor was built within the associated period of significance for Craftsman homes (1905-1930), to qualify as such. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject property is ineligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*

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10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 255 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with the agricultural and residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1938—25 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive example of a Minimal Traditional home built in the late 1930s and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued May 6, 1968. Permit No. 25444.

City of Rialto. Issued December 8, 1981. Permit No. 47377.

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 255 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025.

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https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "255 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 April 1975. "Military personnel." P. 56.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



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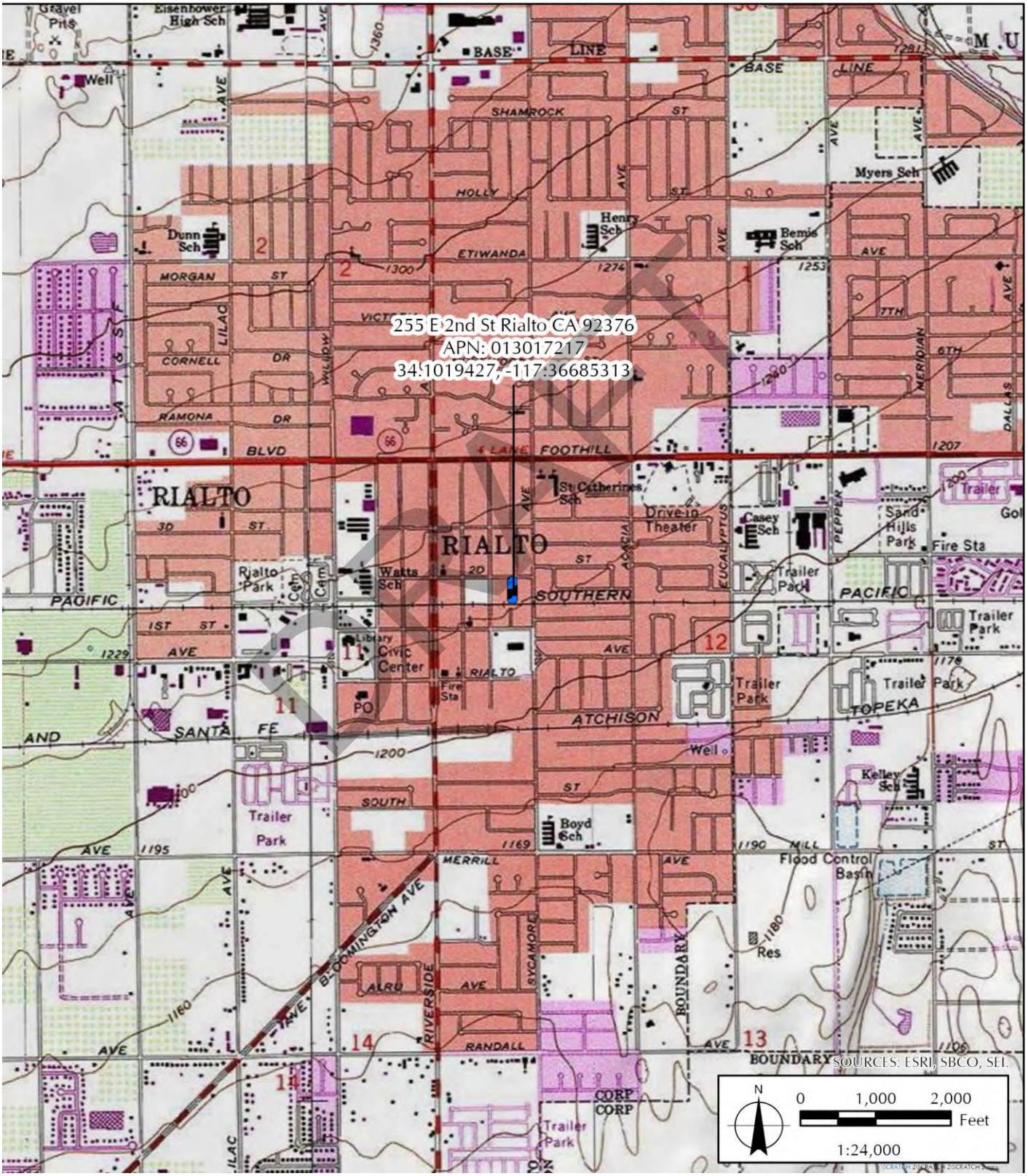
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-217; MR #21**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 269 E 2nd Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 269 E 2nd Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466179.2 mE/ 3773548.2 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn right on N Riverside Avenue. Travel 0.5 mile. Turn left onto E Walnut Avenue. Travel 0.2 mile. Turn right onto N Sycamore Avenue. Travel 1.8 miles. Turn right onto E 2nd Street. Subject property is on the left.

Elevation: 1,234 feet above mean sea level Parcel #(s): 013-017-218

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

The 14,100-square-foot (SF) subject property located at 269 E 2nd Street includes a 936-SF single-family Craftsman residence, built in 1922. The parcel and residence footprint are rectangular in plan. The residence is surmounted by a front-gabled roof, clad in composition shingles. The building is clad in narrow horizontal clapboard siding. The primary façade includes a full-width, slightly elevated front porch, which is accessed by a small concrete path and a two-step stoop. The primary/north façade is symmetrical in design, with a front door covered by a metal security door with decorative sunshine pattern.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/North Facade



View (Direction Facing): South

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1922

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Larry M. Harrison

Address 269 E 2nd Street

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street, Pasadena, CA, 91107

***P9. Date Recorded:** 04/07/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 269 E 2ND STREET; MR #22 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-218

B2. Common Name: 269 E 2nd Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Craftsman**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The original building permits for the subject property were not available, rendering unknown the original architect or builder. According to an aerial photograph from 1938, the subject property was not located at the current address of 269 E 2nd Street at that year, despite its 1922 build date. Subsequent aerial photographs indicate that the residence and its detached garage were moved to the subject parcel at some point between 1948 and 1959. The hipped-roof addition on the rear/south elevation appears present in the 1959 aerial photograph. Available Sanborn fire insurance maps from 1929 indicate that no buildings or structures existed on the subject parcel in that year. In 1995, a permit was issued to re-roof the subject property with "wood shakes or shingles under [the] existing composition shingles."

The front door is flanked on each side by windows of equal size on each size, though of different apparent iterations. To the left of the door appears a wide, wood double-hung window with sash horns. To the right of the door appears to be a six-lite fixed window. Both windows are covered with metal security bars. Fenestration on the primary/north façade is set in modest wood surrounds, with a slight extended lintel visible above the doorway. The front porch is clad in similar horizontal wood siding of narrow composition, and an array of slender wood posts support the gable roofline. At gable end, there is a decorative, striated wood attic vent with a centrally placed flush hopper or awning window. Exposed purlins are evident on the primary/north façade. The side elevations feature exposed rafters. The residence has a small hipped-roof addition on the rear/south elevation. Five windows, set in wood surrounds and covered by metal security bars, are situated on the west elevation. A gabled garage, clad in similar horizontal wood siding and with a replacement door, is situated to the rear/south of the property. Access to the property is via a gravel driveway spanning the east edge of the parcel, surrounded on east and north sides by a modest chain-link fence. A taller wood picket fence spans the lot's west edge. The subject residence is situated at the north quarter of a deep lot, with the south edge of the parcel bordering the former Pacific Electric Railway right-of-way.

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Figure 1. 1938 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** 1948-1959 **Original Location:** Unknown

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1922 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

Ownership History

According to the building permit record, ancestry records, and historic newspaper articles, the earliest known residents, and possibly owners, of the subject property are Hadley V. and Dorothy R. Jones. According to California voter registration records, the Jones family resided at 269 E 2nd Street as early as 1956. Similar records for 1954 place them at a different address, indicating they were not the original owners. The 1949 Rialto City Directory indicates Hadley Jones worked as a barber, and the 1950 U.S. Census lists Dorothy Jones's occupation as "keeping house." A 1960 newspaper article also places Sharon Peterson at the subject property in that year (*The Daily Report* 1960). California Voter Registration records place the Jones family elsewhere by 1962. The next known residents, and possibly owners, of the subject property were the Bowman family. Two newspaper articles from 1967 and 1968 place John E. and Thelma Lucille Bowman at the subject property in those years, the latter of whom passed away in 1967 (*The San Bernardino County Sun* 1967-1968). According to the building permit record, Larry M. Harrison owned the subject property in 1995. Larry M. Harrison was employed as an aviation antisubmarine warfare technician second class and was stationed aboard the aircraft carrier USS John F. Kennedy off the coast of Virginia in that year (*The San Bernardino County Sun* 1975). He also owned the property to the immediate west, 255 E 2nd Street, from as early as 1981 through 1995. His parents, Linder and Annette, had owned this adjacent property from as early as 1968. Larry Harrison's sale of the neighboring property may correspond to the point in time when he undertook renovations of the subject property at 269 E 2nd Street, as reflected in the building permit record. According to a NeighborWho property search report, Larry M. Harrison is the present owner.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence on the subject property postdates the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. It is unknown if the subject property located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the agricultural and residential development following establishment of the Pacific Electric Line because it was not moved to its location immediately north of the railway until some point between 1948 and 1959. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable

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contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property appears ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Craftsman style, including its narrow, horizontal wood cladding, its full-width front porch, and its exposed purlins and rafters. The subject property's most distinctive character-defining feature is its striated wood attic vent with centrally placed flush hopper or awning window. This feature, and the modest design of the other aforesaid features, do not rise to the occasion to warrant consideration of the subject property as a particularly distinctive or even good example of the Craftsman style. The subject property is moreover divorced from the original (and unknown) setting in which it was built, and was only moved to its present location at 269 E 2nd Street around the mid-20th century. The property is not known to be the work of a master architect or builder. Therefore, the subject property does not appear eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*

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9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 269 E 2nd Street with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the City of Rialto. It is unknown if the subject property is associated with the agricultural and residential development following establishment of the Pacific Electric Line because it was not moved to its location immediately north of the railway until some point between 1948 and 1959. No evidence was discovered to ascertain the original location of the subject property. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive example of Craftsman home built in 1922 and does not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city, especially because it was relocated to its present setting at 269 E 2nd Street at some point between 1948 and 1959. The subject property is not unique in its design or detailing.

The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto. Issued June 21, 1995. Permit No. 95000948.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

The Daily Report (Ontario, CA). 20 January 1960. "With the Sick." P. 19.

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1959. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Craftsman." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 566-578.

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 269 E 2ND STREET; MR #22 ***NRHP STATUS CODE:** 6Z

NeighborWho. N.d. Property search report for 269 E 2nd Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "269 E 2nd Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 15 October 1967. "Death and Funeral Notices." P. 50.

The San Bernardino County Sun. 28 May 1968. "Vitals." P. 29.

The San Bernardino County Sun. 11 April 1975. "Military personnel." P. 56.

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/07/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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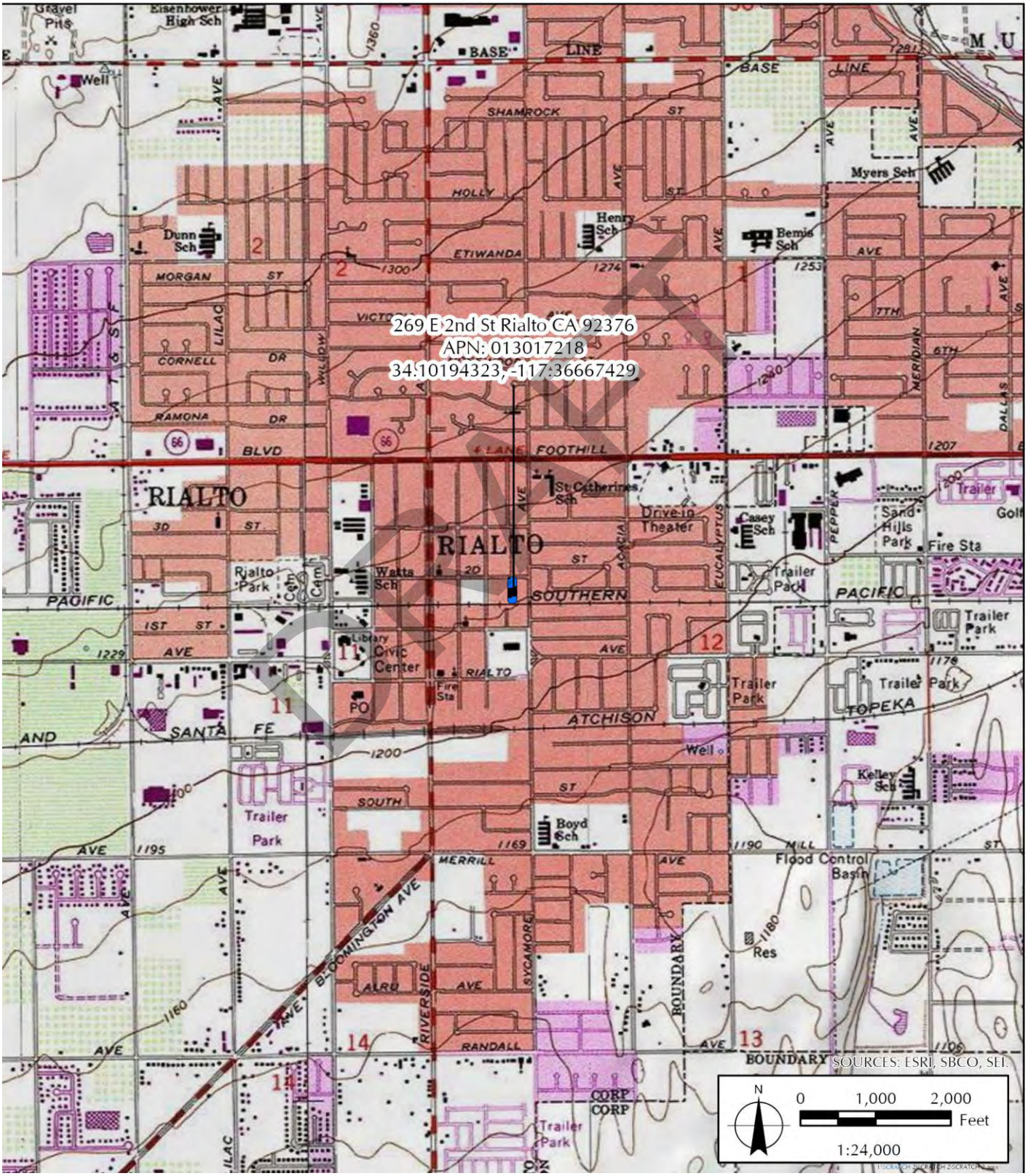
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-218; MR #22**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder): 013-017-222; MR #23

P1. Other Identifier: 124 N Sycamore Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NE ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 124 N Sycamore Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 466220.0 mE/ 3773487.0 mN

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

From Interstate 210 E take exit 71 for Riverside Avenue. Turn left onto E Walnut Avenue. Turn right onto N Sycamore Avenue. Drive 1.9 miles. The subject property will be on the right.

Elevation: 1231 feet above mean sea level Parcel #(s): 013-017-222

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

The 15,133-square-foot (SF) subject property located at 124 N Sycamore Avenue includes a 1,081-SF, single-family Minimal Traditional-style residence with a detached garage, constructed in 1929. The parcel is rectangular in plan. The residence footprint is 'L'-shaped in plan. The residence is surmounted by a cross-hipped roof with a central gable on the primary/east façade, a hip-roofed canopy extending from its south elevation to create a carport, and an additional shed-roofed canopy extending from its rear/west elevation, all clad in composition shingles. A brick chimney is affixed to this rear portion of the south elevation. The building is clad in rough stucco. Two triangular attic vents surmount the hipped roof.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1929
☒ Historic ☐ Prehistoric ☐ Both Source:
Determined based on building permits history and archival research.

***P7. Owner:**	Belman Family Trust
Address	1023 E 7th Street
City, State, Zip	Upland, CA 91786
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street, Pasadena, CA, 91107
***P9. Date Recorded:**	04/15/2024
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N SYCAMORE AVENUE, MR #23 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-017-222

B2. Common Name: 124 N Sycamore Avenue

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The carport is supported by three brick-clad piers supporting wood posts. A small, two-step concrete stoop from the driveway approaches the entrance on the primary/east façade. A metal security gate covers the front door. To the immediate right of the doorway is a grouping of windows, including flush picture windows flanked on each side by single-hung vinyl black windows, set in wood surrounds. A metal awning surmounts the doorway and this window grouping. To the right of the grouping are a pair of single-hung vinyl black windows, also set in wood surrounds. A small rectangular attic vent is visible beneath the front-facing gable. Beneath the carport is a single-hung vinyl black window set in wood surrounds. A similar assortment of single-hung vinyl windows and vinyl sliding windows are situated along the north elevation and rear portion of the south elevation. To the immediate southwest of the residence is a small, flat-roofed shed clad in corrugated metal sheeting with east-facing doors of similar material. The residence is accessed by a concrete driveway that spans the south edge of the lot. A white metal fence surrounds the parcel's east and south elevations. The subject parcel's south edge borders the former Pacific Electric Railway right-of-way.

Historic building permits were not available for the subject property. Available Sanborn fire insurance maps from 1929 do not indicate the presence of a residence or shed at 124 N Sycamore Avenue, though the property may have been built later in the year after the Sanborn fire insurance map had already been drawn for this portion of the city. A 1938 aerial photograph, although blurry and highlighting the presence of more tree coverage on the parcel than currently exists at the time of this report in 2025, indicates that the subject residence was not in place by that date. The residence, if built in 1929, may have been moved to its subject parcel at a later date. The San Bernardino County Assessor notes an "effective build date" of 1939, suggesting the residence may have been moved or significantly modified in that year. A 1968 aerial photograph, although obscured by dense tree coverage, suggests the relationship between the corrugated metal shed and the rear of the property were similar in that year as to their current spacing. Given the dense tree coverage, it is unclear if the residence underwent further modifications beyond a rear, shed-roofed addition and that of the carport on the south elevation. A 1977 aerial photograph seems to indicate the lower, more southerly portion of the 'L' shape was not quite as pronounced in that year, suggesting the residence may have been remodeled after that date. This would have resulted in a significant reworking of the primary/east façade.

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***B7. Moved?** ☐ No ☐ Yes ☒ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1929-1939 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all

passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

According to ancestry records and historic newspaper articles, the earliest known residents, and likely owners, of the subject property were William "Neal" and Annabello Morrison. The couple, a letter carrier and housewife, resided at the subject property from at least 1942 until 1958 according to California voter registration records. A newspaper article from 1953 indicates that Miss Lydia Phokianow, from Athens, Greece, "who addressed several meetings at the Methodist Church over the weekend, was a guest" of the Morrisons at their subject property in that year (*The San Bernardino County Sun* 1953). William N. Morrison's obituary in 1988 indicates that he was assistant postmaster of Rialto (*The San Bernardino County Sun* 1988). The next known residents and possibly owners of the subject property are William J. and Katherine T. Govan, who resided there in 1962 according to California Voter Registration records. According to a NeighborWho property search report, Mary J. Brown owned the subject property from 1991 until 2004, when she sold it to Ricardo Santos. Santos owned the subject property from 2006 through 2008. The next owner, Manuel Belman Lara, owned the property from 2009 until 2018, when ownership was transferred to the present owner, the Belman Family Trust.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence and the illegal ADU on the subject property postdate the Santa Fe Railroad by more than 40 years. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property is located adjacent to the historic alignment for the Pacific Electric Railway line and is associated with the residential development following establishment of the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, Rialto (Images of America: California), and archival and online research did not result in evidence that the property made a significant contribution to the historic PE Railway system or operations, and did not make a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for Register listing if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The architect and builder for the subject property are unknown, and therefore it cannot be attributed to the work of a master architect or builder. The subject property exhibits some character-defining features of the Minimal Traditional style, including its one-story height and general lack of architectural detail and ornamentation. The residence, however, is not a particularly distinctive example of the style, and does not display sufficient character-defining features of the style to warrant eligibility consideration on these grounds. The subject property has also undergone at least some modification, with the shed-roofed addition on the rear/west elevation, which is visible from the public right-of-way, expanding the building's footprint. Furthermore, the addition of the carport, which extends to the south edge of the parcel, further modified the building's primary/west façade, its roof configuration, and its overall footprint. Replacement vinyl windows throughout the building further alter the subject property's original design. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible for listing under Criterion C/3.

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The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 124 N Sycamore Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with the residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1929—16 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. It is also not clear if the property was originally built near the Pacific Electric Line, or only moved to its immediate north boundary at some point in the 1930s. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

Historic newspapers and other online sources do not identify an architect, designer, or builder associated with the subject property. The residence is a simple and undistinctive Minimal Traditional-style home built in 1929 and does

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not possess sufficient character-defining features of exceptional quality to warrant consideration as a notable example of the style. The residence has undergone alteration on multiple elevations, and its overall footprint has changed considerably since 1929, primarily through the addition of a carport to the south elevation and reconfiguration of the roof design to incorporate this addition. It is not known to be the work of an architect or master builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The residence does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Provo, UT. Accessed April 2025. https://www.ancestry.com/

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938-1977. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1968. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 124 N Sycamore Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Sanborn Map Company. 1929. Sanborn Fire Insurance Map from Rialto, San Bernardino County, California. Sheet 3. *ProQuest Digital Sanborn Maps, 1867-1970*. Accessed April 2025. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/785/3329/3524/49094?accountid=6749

San Bernardino Assessor. N.d. "124 N Sycamore Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 December 1953. "Visitor from Greece guest of Morrisons." P. 16.

The San Bernardino County Sun. 9 August 1988. "William Morrison, Sr." P. 16.

B13: Remarks: None

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 124 N SYCAMORE AVENUE, MR #23 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/15/2024

(This space reserved for official comments).

(Sketch Map with north arrow required).



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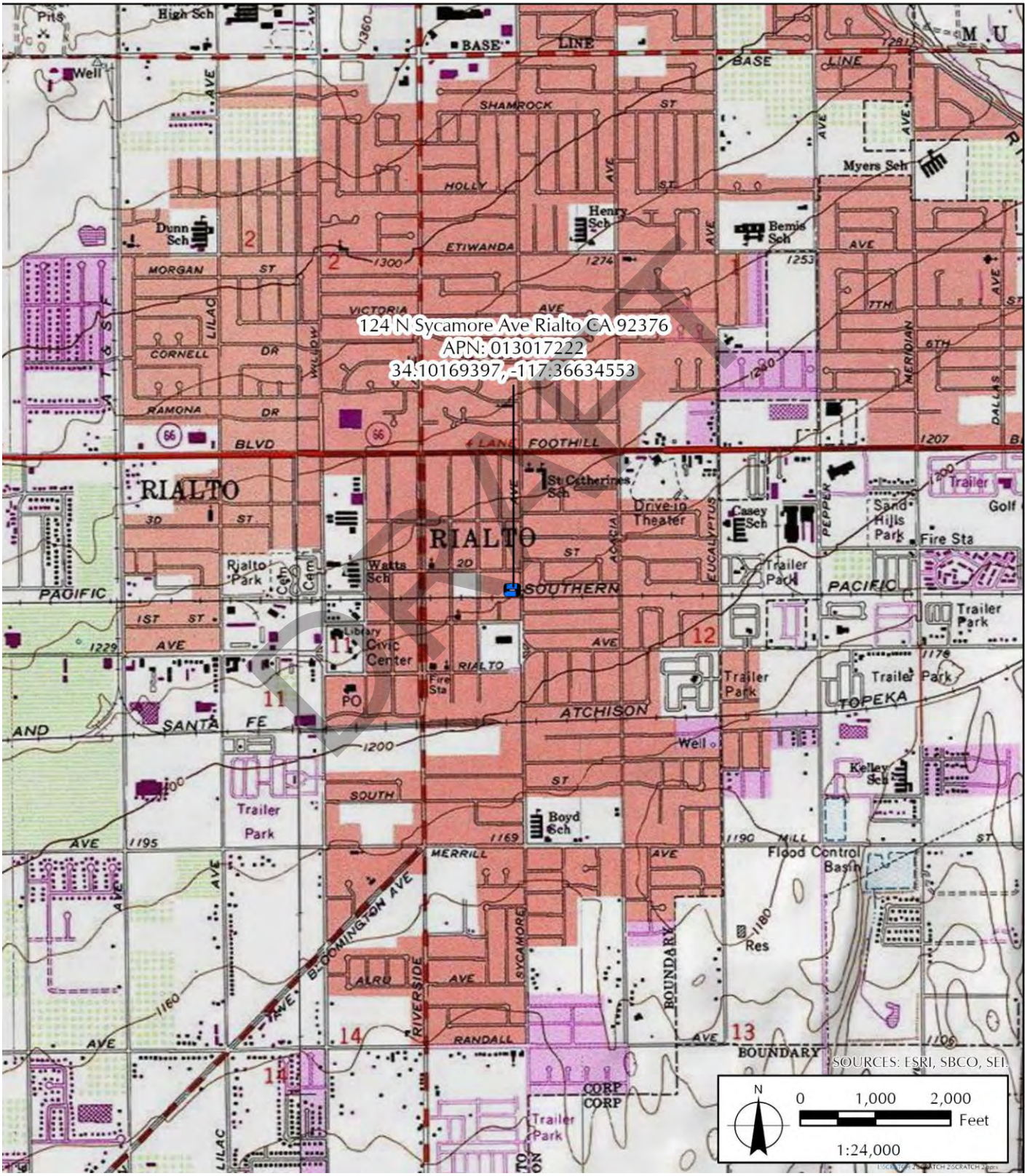
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-017-222; MR #23**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder): 013-018-103; MR #24**

P1. Other Identifier: 636 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 636 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464702.4 mE/ 3773393.7 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left at the first cross street onto W Renaissance Parkway. Drive 0.3 mile. Continue onto Easton Street. Turn right onto Cactus Avenue. Drive 2.3 miles. Turn left onto W 1st Street. The subject property is on the left.

Elevation: 2311 feet above mean sea level Parcel #(s): 013-018-103

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

The 15,930-square-foot (SF) subject property located at 638 W 1st Street includes two buildings, the primary residence that is visible from the public right-of-way and a second building for which there is limited visibility from the public right-of-way. The parcel is rectangular in plan. The primary 1,080-SF Minimal Traditional-style building, constructed in 1946, is located on the southern portion of the parcel, and the second building is located northwest of the primary building. The building footprint for the primary residence is rectangular in plan. The primary residence is surmounted by a cross-gabled roof, clad in composition shingles. There is a brick chimney attached to the eastern elevation of the primary residence.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1946

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Daniel E and Lynn A Hirtz

Address 662 W 1st Street

City, State, Zip Rialto, CA 92377

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 92377

***P9. Date Recorded:** 04/02/2024

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-018-103; MR #24 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-018-103

B2. Common Name: 636 W 1st Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** **Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
No building permits were available for the subject property, but the primary building footprint appears to have been altered from historic aerials. According to historic aerials, between 1948 and 1959 a front porch was added to the primary/south elevation. An addition was added to the rear between 1968 and 1980. The second building appears in historic aerials between 1948 and 1959.

The primary/south elevation features two sliding aluminum windows and a small porch. The porch is surmounted by a flat shed roof extension. The front door is obscured by a wood trellis. The west elevation features at least one aluminum sliding window, but most of the elevation was obscured from the public right-of-way by shrubs. In addition to the chimney, the east elevation features an aluminum sliding window. The second building, located just northwest of the primary building, is a rectangular in plan. The secondary building is surmounted by a gabled roof, clad in composition shingles. The secondary building is clad in stucco. The rear/north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area Rialto, CA**

Period of Significance 1946 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

A 1955 newspaper article states Mrs. Marion Deibert lived on the subject property. According to historic newspapers, Mr. Deibert was employed at the Thompson Lumber company in San Bernardino. The 1955 newspaper article states that the family had lived in the area for only three years at the time. A 1957 birth announcement indicates that the family was still living on the subject property. Research was unable to determine who lived at the subject property from 1958 to 1968. However, a 1964 newspaper advertisement states the subject property was for rent. A 1968 newspaper article states that Kenneth C. Cooke lived at the subject property. The next known residents of the subject property are Stephen and Cynthia Gray. According to a birth announcement, they lived on the subject property in 1980. In 1988, Councilwoman Lynn Hirtz used the subject property for her campaign for the Rialto City Council. According to research, Hirtz was a small business owner who served in the community as a councilwoman.

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While a councilwoman, she secured the "keystone portion of the new Renaissance Marketplace" in Rialto. According to NeighborWho, the Hirtz family have owned the subject property from 2001.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The primary residence and the secondary building on the subject property both postdate the Santa Fe Railroad by more than 60 years. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City between 1913 and later reference residential development proximal to the Pacific Electric Line. However, the subject property was built after World War II and is not associated with the period of population growth that occurred in conjunction with development of the Pacific Electric Railway. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and on-line research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property does not appear eligible for listing under Criterion A/1.

The property has association with Lynn Hirtz as a councilwoman, and she did run her campaign from the subject property. However, the Hirtz family rent out the subject property, and it is unclear if Councilwoman Lynn Hirtz ever lived at the subject property. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property does not appear eligible for listing under Criterion B/2.

The architect and builder for the two buildings is unknown, and therefore it cannot be attributed to the work of a master architect or builder. The residence is a modest and altered example of the Minimal Traditional architectural style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is not eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

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3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

Although some evidence exists that Lynn Hirtz was associated with the subject property, her contributions to the City of Rialto are recent and are not associated with the early development of the city. Therefore, 638 W 1st Street is not associated with history related to City of Rialto or with persons significant to the city, or geographical and settlement patterns of the city. Residential property is associated with the residential development in 1946. However, the subject property is a common and altered example of a Minimal Traditional house. The primary/south elevation had had a porch added, and the rear/north elevation has had an addition. Therefore, the subject property integrity has been compromised. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of Minimal Traditional home. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The primary/south elevation has been altered with the addition of a porch, and the rear/north elevation has had an addition. Furthermore, the building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

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BUILDING, STRUCTURE, AND OBJECT RECORD

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Gonzalez, Ana. N.d. "Rialto has a new entertainment destination." RialtoNow. Accessed April 2, 2025. https://rialtonow.com/category/lynn-hirtz/

Google Maps. N.d. "638 W 1st Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 638 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Parrilla, Leslie. October 16, 2016. "Rialto candidates vie for two council spots." *The Sun.* Accessed April 2, 2025. https://www.sbsun.com/2014/10/16/rialto-candidates-vie-for-two-council-spots/

The Press-Enterprise. October 27, 2016. "Robertson for mayor, Hirtz and Carrizales for Rialto City Council." Accessed April 2, 2025. https://www.pressenterprise.com/2016/10/27/robertson-for-mayor-hirtz-and-carrizales-for-rialto-city-council/

Redlands Daily Facts. 7 December 1968. "Car stereos again target of thieves." P. 3.

Rialto Record. 14 October 1955. "1st St. resident wins $20 bonus." P. 1.

San Bernardino County Office of the Assessor. N.d. "638 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 15 August 1957. P. 47.

The San Bernardino County Sun. 25 February 1964. P. 26.

The San Bernardino County Sun. 21 May 1980. P. 57

The San Bernardino County Sun. 6 November 1988. P. 44.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc. (Sketch Map with north arrow required).

***Date of Evaluation:** 04/02/2025

(This space reserved for official comments).

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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 013-018-103; MR #24 *NRHP STATUS CODE: 6Z



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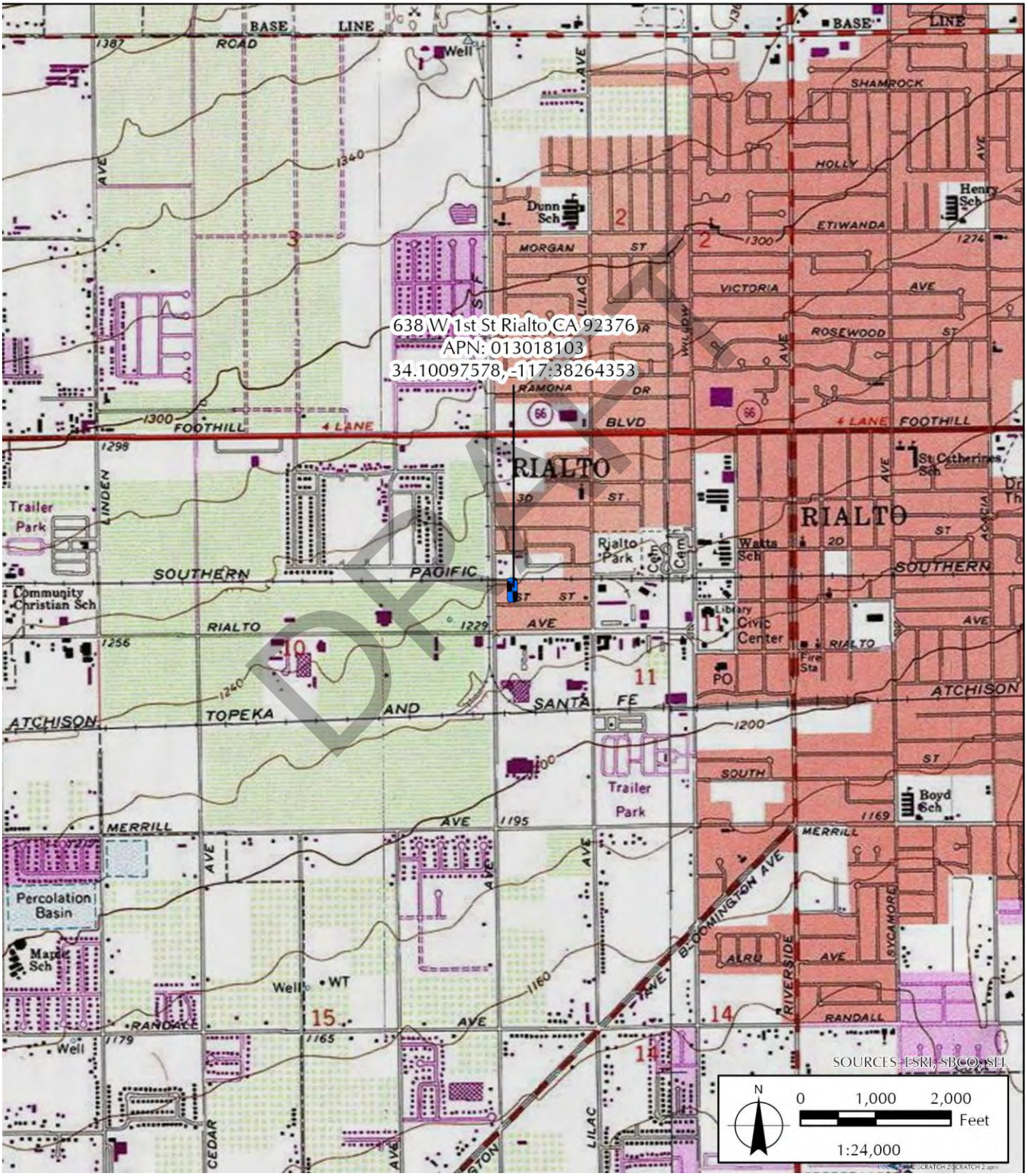
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-103; MR #24**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

P1. Other Identifier: 626 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NW ¼ **of Sec** 11 ; S.B. **B.M.**

c. Address 626 W 1st Street City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464740.14 mE/ 3773431.09 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mile. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1242 feet above mean sea level Parcel #(s): 013-018-105

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

The 15,750-square-foot (SF) subject property located at 626 W 1st Street has two buildings, a residential structure noted on the County Assessor's Roll, and a second somewhat larger building, not noted on the County Assessor's Roll. The parcel is rectangular in plan. The 400-SF Minimal Traditional-style primary residence was built in 1946. The primary residence has a square building footprint, and is located on the southeast portion of the parcel. The second building is located just northwest of the primary residence and may have been used as a garage. The primary residence is surmounted by a gabled roof, clad in composition shingles, and is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North
Date 10/08/2025 Accession #

***P6. Date Constructed/Age and Source:** 1946
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** Arnett Family Trust
Address 626 W 1st Street
City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/02/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 626 W 1ST STREET; MR #25 *NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-105

B2. Common Name: 626 W 1st Street; AA Construction

B3. Original Use: Single-family residence B4. Present Use: Commercial Development

***B5. Architectural Style: Minimal Traditional**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The original building on the subject property was built in 1946 and is located southeast on the parcel. Just northwest of the parcel is another building that was built between 1948 and 1959. In 1969, a building permit was issued to Ben Sharr to replace the plaster on the outside of the building with stucco. No other building permits were issued for the subject property. Sanborn fire insurance maps were not available for the subject property. The containers located on the northernmost portion of the parcel were added between 2012 and 2014.

The primary/south elevation features of the original building include two aluminum sliding windows, a door, and an attic vent. Two cement steps lead up to the door. The two aluminum sliding windows are positioned evenly on either side of the door. Above the door is a metal awning with a rectangular sign. An attic vent is in the gables. The west elevation is clad in stucco with no fenestration. The rear/north elevation was not visible from the public-right-of-way. The architectural style of the second building is also minimal traditional. The second building is surmounted by a gabled roof, clad in composition shingles. The elevation of the second building is visible from the public right-of-way and has a rectangular sliding glass window. The attic vent is centered under the peak of the gables. In addition to the buildings, there are four train/truck transport containers. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial Development **Area** Rialto, CA

Period of Significance 1940-1960 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and may have been the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto featured seven packing houses in town. Most of the men and many women in the community worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

In 1956, the subject property was a single-family residence. According to a birth announcement, the subject property was either owned or rented by Kenneth Pierce. In 1959, the subject property was a single-family residence. According to a birth announcement, the Conrad A family lived there. In 1960, the residence was advertised for rent. Research was unable to determine who lived on the subject property from 1960 to 1968. In 1969, a building permit

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was issued to Ben Scharr, but it is unclear whether Ben Scharr was the owner. At an unknown date between 1968 to 1986, the subject property became a commercial building. In 1986, there were advertisements at the subject address for a construction company. According to NeighborWho, the subject property is owned by the Arnett family in 2025.

Evaluation

National Register of Historic Places/California Register of Historical Resources

The subject property was built after World War II and is not associated with period of population growth that occurred in conjunction with the development of the Santa Fe Railroad in the 1880s or the Pacific Electric Railway in 1913. The primary residence on the subject property, originally built in 1946, was a single-family residence. The secondary building appears to be extant as of 1948. Throughout the years, the primary residence on the subject property has alternated use between a single-family residence and a commercial building. The subject property appears to have been used for staging construction equipment since the 1980s. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, published text (i.e., *Rialto, Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is not eligible for listing under Criteria A/1.

Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history at the national, state, or local level. Therefore, the subject property does not appear eligible for listing under Criteria B/2.

The architect and builder for the two buildings is unknown, and therefore they cannot be attributed to the work of a master architect or builder. The primary residence is a modest and altered example of the Minimal Traditional architectural style and lacks architectural distinction. According to building permits, the subject property's cladding has changed from plaster to stucco. Therefore, the subject property does not appear eligible for listing under Criteria C/3.

The building was constructed using common techniques and materials and does not offer information important to the history of the nation, state, or local development. The subject property is ineligible under Criteria D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

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4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 626 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. None of the owners are associated with the development of the property. Although the subject property is associated with commercial development, the subject property is outside the period of significance. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Minimal Traditional house that was built in the late 1940s. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

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B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto. Issued April 24, 1967. Permit No. 24139.

City of Rialto. Issued March 6, 1969. Permit No. 26313.

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 586-595.

NeighborWho. N.d. Property search report for 626 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino County Office of the Assessor. N.d. "626 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 December 1956. P. 19.

The San Bernardino County Sun. 6 May 1959. P. 31.

The San Bernardino County Sun. 25 August 1960. P. 53.

The San Bernardino County Sun. 12 July 1986. P. 56.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc.

***Date of Evaluation:** 04/02/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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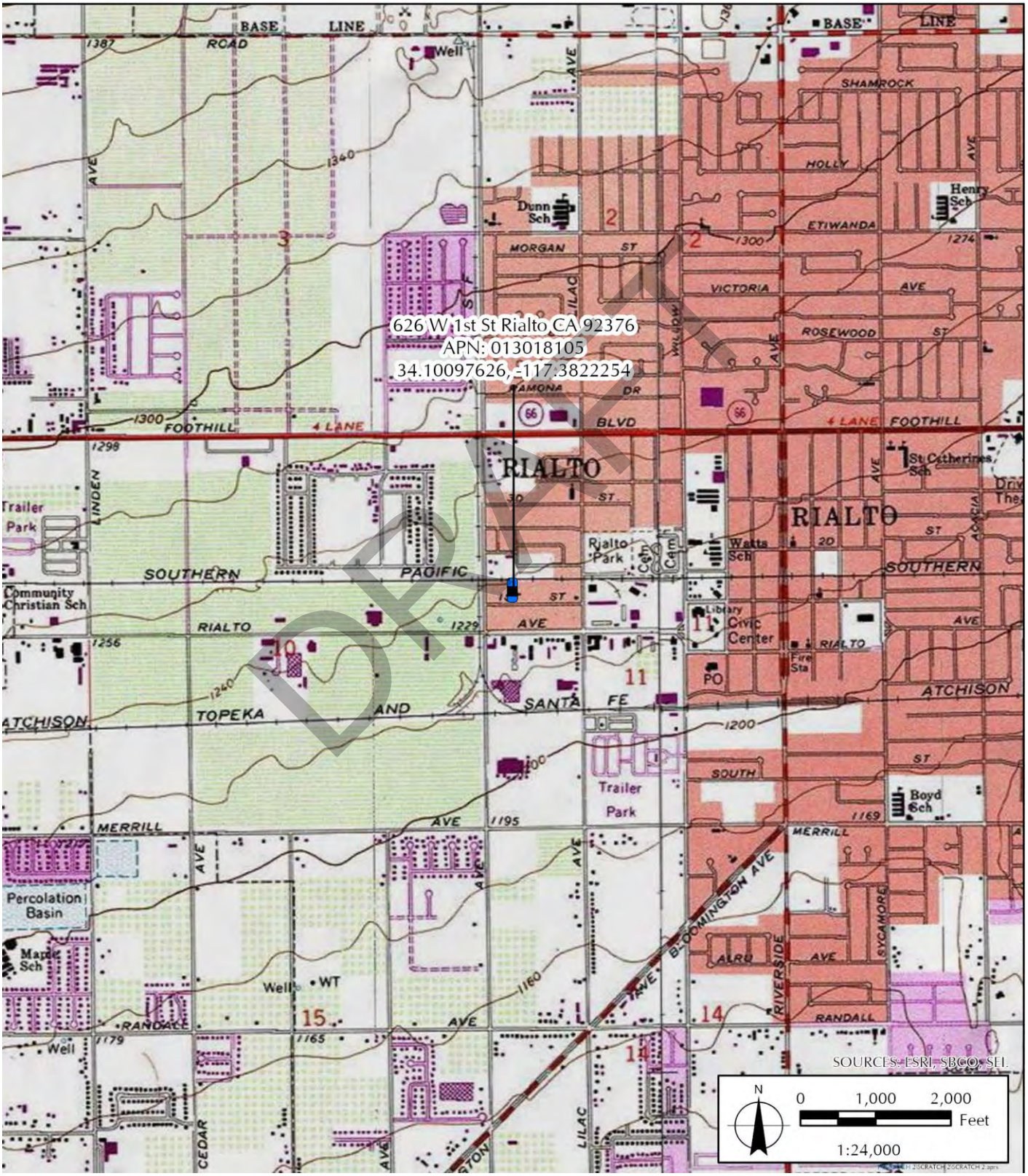
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-105; MR #25**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 560 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 560 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464834.37 mE/ 3773432.57 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Turn left at the first cross street onto W Renaissance Parkway. Continue onto Easton Street. Drive 0.2 mile and then turn right onto Cactus Avenue. Drive 2.3 miles. Turn left onto W 1st Street. The subject property is on the left.

Elevation: 1,251 feet above mean sea level Parcel #(s): 013-018-110

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

The approximately 15,800-square-foot (SF) subject property located at 560 W First Street includes a 5,625-SF Utilitarian-style one-story, commercial building, built in 1973. The parcel is rectangular in plan. The building footprint is rectangular in plan. The parcel slopes uphill from the public right-of-way, from the south up to the north. The building is surmounted by a flat roof. The subject property is clad in stucco. There are eight roll-up doors, visible from the public right-of-way along the primary/east elevation. A large door is located on the southern portion of the primary/east elevation. The south elevation includes a single rectangular fixed window with metal bars over the window, located in the center of the elevation. Two concrete driveways lead up to the subject property located on the west portion and the east portion of the parcel. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1973

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor.

***P7. Owner:** Lala Family Trust

Address 11632 Poema Place

City, State, Zip Chatsworth, CA 91311

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA, 91107

***P9. Date Recorded:** 02/25/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder): 013-018-110; MR #26** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-110

B2. Common Name: 560 W 1st Street

B3. Original Use: Storage units B4. Present Use: Commercial

***B5. Architectural Style: Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The building permit records that seven building units that originally were going to be for storage were built. According to the building permit, the owner, R.O Hufford, hired Stutter as the architect. The owner, R.O Hufford, built the building. Before 1973, the subject property was owned by Harry Brostedt, who owned a plumbing business known as Harry's Plumbing. According to newspaper articles, he sold the property in 1969. The San Bernardino Assessor notes that the building located on the subject property was built in 1973. According to historic aerials, newspaper articles, and a building permit the subject property was torn down in the 1960s and rebuilt in 1973. From building permits, the building was demolished and rebuilt in 1973. According to Applications for Certificate Occupancy, several automobile businesses, janitorial services, and bathroom remodeling services were on the subject property since the 1970s. The owners of the property included R.O Hufford, Flying Colors Group, Lala Family, and Harold Adalian. Each unit currently has a different type of business.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Sutter b. Builder R.O Hufford

***B10. Significance: Theme Commercial Development Area** Rialto, CA

Period of Significance 1973-1975 **Property Types:** Car Garage/Automobile Shop

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. The Pacific Electric Railway line was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. The subject property was originally built for storage units in 1973. The building has had a variety of tenants including a variety of different automobile companies. The subject property is one of many auto repair shops in the city and was built outside the period of the early development of the city. Coordination with the Pacific Electric Railway Historical

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Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. None of the property owners are mentioned other than in advertisements for the subject property. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The city building records state that R. O Hufford built the original subject property and that the building was designed by Sutter. Sutter is not recognized as a master architect or builder. The building is a modest and altered example of the Utilitarian style and lacks architectural distinction. Therefore, the subject property is not eligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is not eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*

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9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 544 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a Utilitarian-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued June 5, 1972. Permit number illegible.

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "560 W 1st Street, Rialto." Accessed February 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 560 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino Assessor. "560 W 1st Street." Accessed February 2025. https://arcpropertyinfo.sbcounty.gov/

San Bernardino County Sun. 12 July 1956. "Quarter midget racers appear at Rialto Fair." P. 18.

San Bernardino County Sun. 12 May 1957. "Midget auto racing thrills 4 Rialto kids." P. 20.

B13: Remarks: None

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 013-018-110; MR #26 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 02/25/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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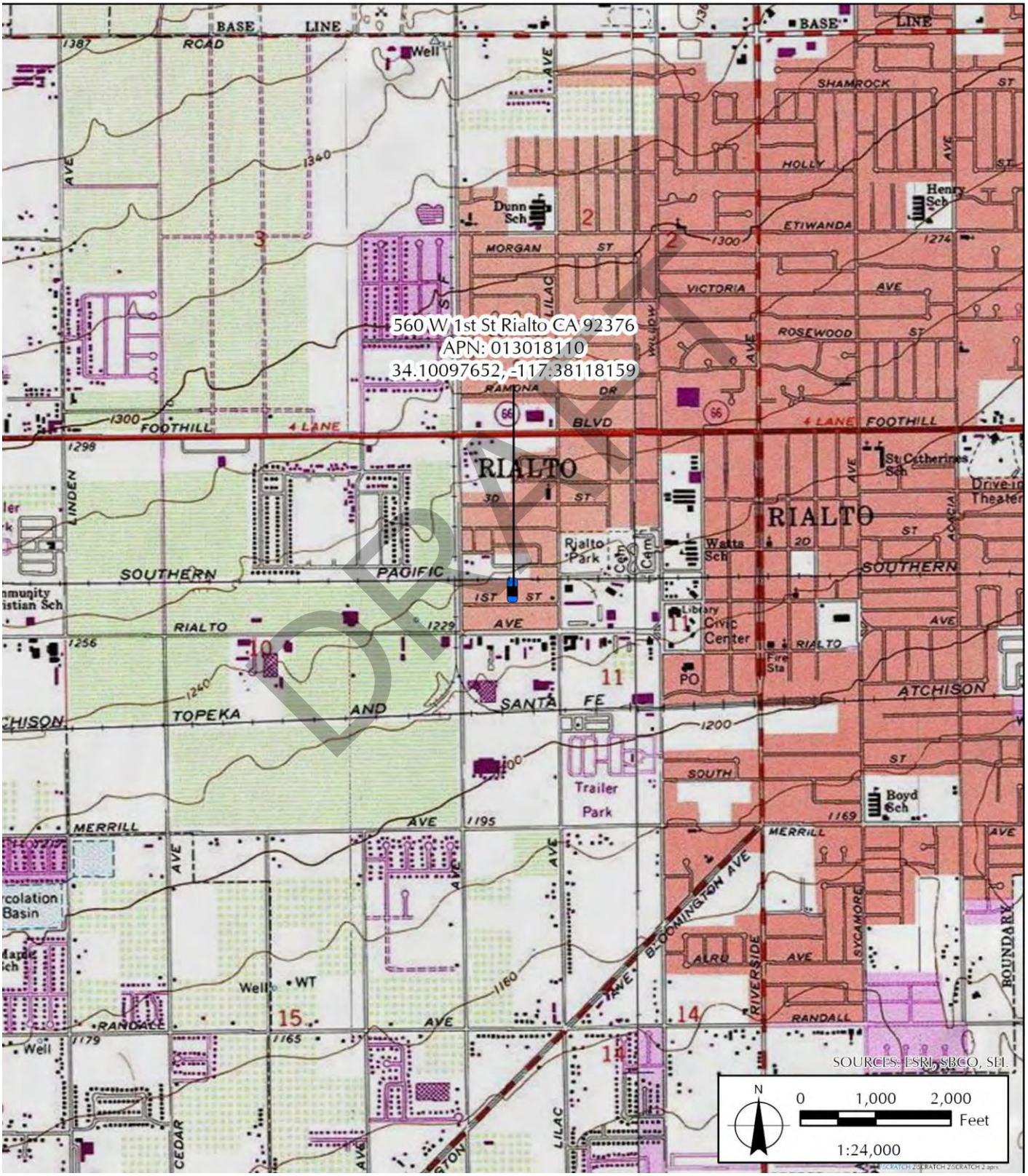
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-018-110; MR #26**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

Page 1 of 7 ***Resource Name or # (Assigned by recorder): 013-018-11; MR #27**

P1. Other Identifier: 546 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 546 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464864.5 mE/ 3773423.3 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mlei. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1240 feet above mean sea level Parcel #(s): 013-018-11

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

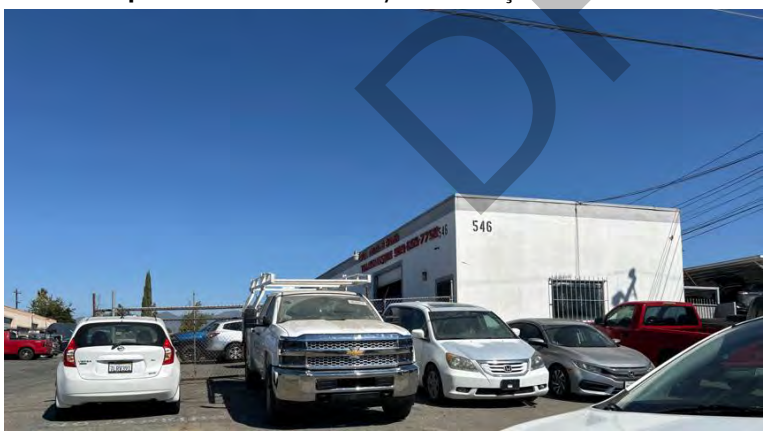
The 15,750-square-foot (SF) subject property located at 546 W 1st Street includes a 5,625-SF one-story utilitarian style service station and gas station. The subject property and building footprint are rectangular in plan. The parcel slopes uphill from the public right-of-way, from the south up to the north. The building is surmounted by a flat roof. The building is clad in stucco. Seven roll-up doors are visible along the primary/west façade, from the public right-of-way. A large door is located on the southern portion of the primary/west elevation. The south elevation features a single rectangular fixed window with metal bars over the window, in the center of the elevation. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): Northeast

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1972

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based San Bernardino County Assessor

*P7. Owner:	Lala Family Trust
Address	11632 Poema Place
City, State, Zip	Chatsworth, CA 91311
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA, 91107
***P9. Date Recorded:**	04/01/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** **546 W 1ST STREET; MR #27** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-11

B2. Common Name: 546 W 1st Street; P.M. Auto Repair Transmission

B3. Original Use: Storage Units B4. Present Use: Auto-Related Car Repair

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations):
According to historic aerials and newspaper articles, the subject property had several smaller buildings on the subject property before 1968. According to newspaper articles, the subject property may have been residential before 1968. Historic newspapers note that the Shelley family lived on the subject property. Historic newspapers show that between 1968 and 1971, the buildings on the subject property were demolished and rebuilt with the current rectangular footprint. The San Bernardino Assessor states that the subject property was built in 1972.

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Figure 1. Historic Aerial 1968
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 2. Historic Aerial 1976
SOURCE: *FrameFinder, UC Santa Barbara Library*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

*B10. **Significance: Theme** Commercial Development **Area** Rialto, CA

Period of Significance 1946-1970 **Property Types:** Car Garage/Automobile Shop

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-World War II era.

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. A second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. Prior to 1972, the subject property included a single-family residence. Around 1971, the residence on the subject property was demolished and replaced with a service station/gas station building. In 1978, a news article was published stating that the City of Rialto had approved the building being used as a storage place for dead bodies.

Ownership History

The original parcel had several buildings including a residential property. According to historic newspapers, the subject property was owned by the Shelley family from as early as 1953 to as late as 1958. The Shelley family lived and worked in Rialto doing dairy work and gardening work. Between 1968 and 1975, the residential properties were demolished and rebuilt with a Vernacular commercial building. A 1978 article states that the subject property was approved to be used as a holding facility for deceased persons (*The San Bernardino County Sun*). News advertisements from the 1980s show that the subject property had 800 SF of space available. A 1988 advertisement states that the subject property was occupied by GH Haywood of Haywoods Auto. A 1991 news article features an advertisement for an A/C installer, suggesting that the property had a variety of different business uses since 1988. However, ownership history could not be clarified through building permits or historic newspaper articles between 1958 and 1992. In 1992, the ownership of the subject property changed from D Simon to Harold Adalian. According to NeighborWho, Harold Adalian owned the subject property from 1992 to 2006. In 2006, Harold Adalian sold the subject property to Flying Colors Group. The Flying Colors Group owned the subject property from 2006 to 2017, when it sold the company to the Lala Family. The Lala family has owned the subject property since 2017.

Evaluation

National Register of Historic Places and California Register of Historical Resources

In the 1980s, the subject property was advertised as a commercial space. The subject property appears to have been used as a commercial building since the 1980s. The current use of the subject property was as an auto shop. According to newspaper articles, Haywood Auto used the subject property in 1988. As an auto shop, the subject property was outside the period of significance for the City of Rialto's post-World War II residential expansion

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period. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

The property owners are not mentioned in newspapers, other than in advertisements for the subject property. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto. Therefore, the subject property is ineligible for listing under Criterion B/2.

The architect and builder for the subject property are unknown; as such, the building is not known to be the work of a master architect or builder. The building is a common example of the Utilitarian style and lacks architectural distinction. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. Furthermore, this property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*

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10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 546 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city of Rialto. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a common example of a Utilitarian-style building. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "546 W 1st Street, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Maxwell, Lowanna. 15 February 1978. "Growth workshop declared successful." *The San Bernardino County Sun.* P. 26.

NeighborWho. N.d. Property search report for 546 W 1st Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Rialto Record. 12 April 1956. P. 5.

San Bernardino Assessor. N.d. "546 W 1st Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 October 1953. P. 14.

The San Bernardino County Sun. 15 January 1958. "Thomas J. Shelley." P. 19.

The San Bernardino County Sun. 31 October 1984. P. 47.

The San Bernardino County Sun. 4 April 1988. P. 41.

The San Bernardino County Sun. 21 September 1991. P. 50.

B13: Remarks: None

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 546 W 1ST STREET; MR #27 ***NRHP STATUS CODE:** 6Z

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/01/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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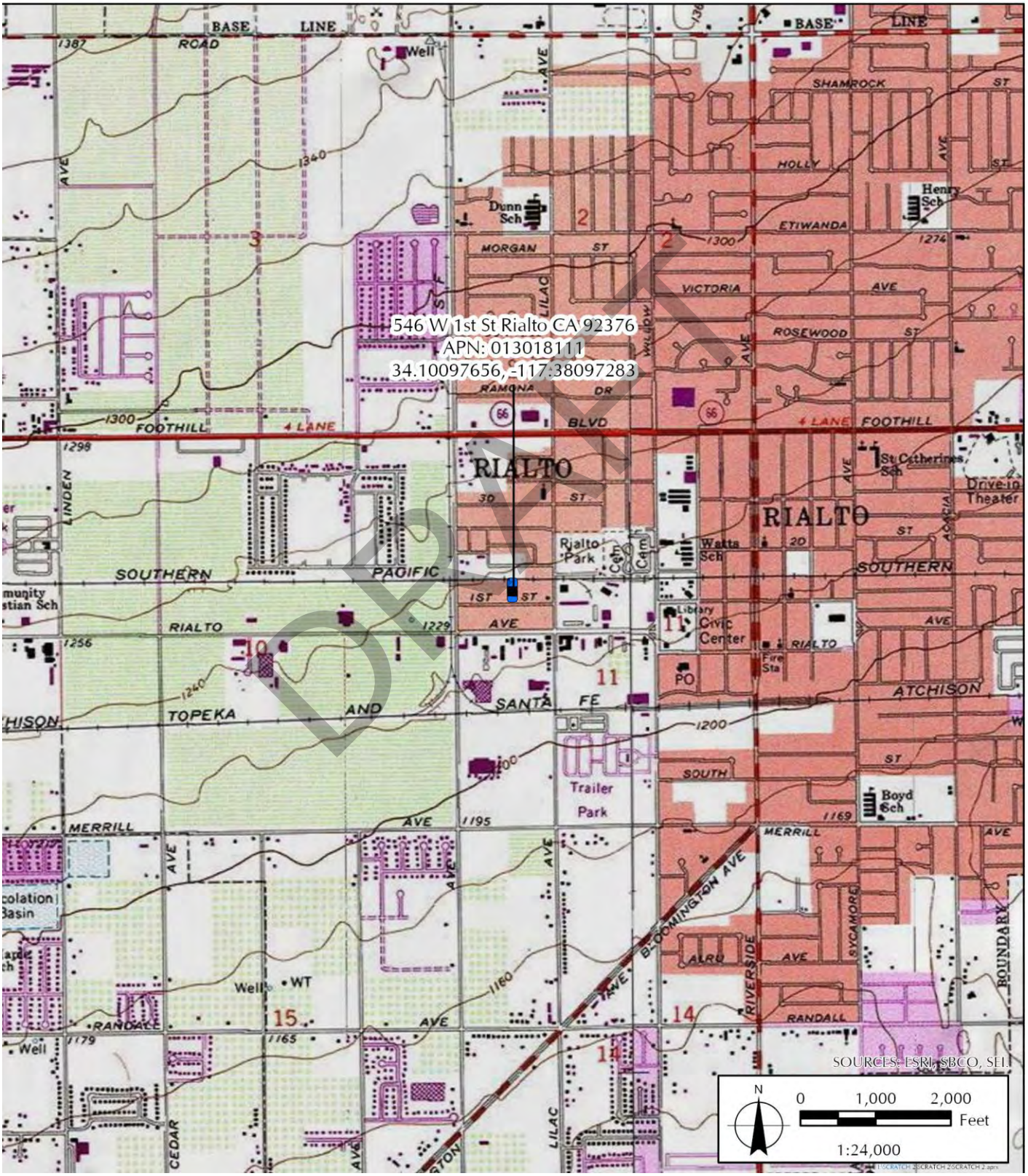
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-11; MR #27**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



* Required information

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-018-129; MR #28**

P1. Other Identifier: 544 W 1st Street

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 544 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464883.10 mE/ 3773399.71 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Travel 0.2 mile. Turn left onto W Renaissance Parkway. Travel 0.3 mile. Turn right onto Cactus Avenue. Travel 2.3 miles. Turn left onto W 1st Street. Subject property is on the left.

Elevation: 1241 feet above mean sea level Parcel #(s): 013-018-129

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

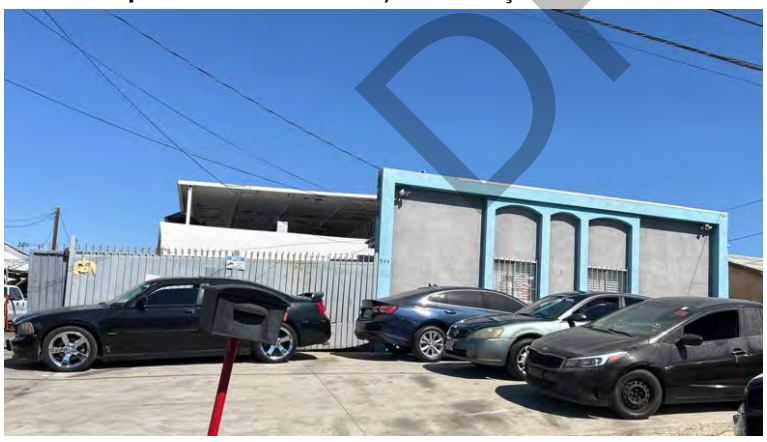
The 26,200-square-foot (SF) subject property located at 544 W 1st Street includes three buildings, based on information available from the County of San Bernardino Office of the County Assessor and verified using Google Earth imagery. The building was constructed in 1964. There is an 1,800-SF Utilitarian-style warehouse/storage building located closest to 1st Street. There is partial visibility of a second building (approximately 3,229 SF) located north of the warehouse/storage building. The third building (approximately 1,995 SF) is not visible from the public right-of-way and could not be described. The parcel is 'L' shape in plan. The storage/warehouse building is in the southeast portion of the parcel. The storage/warehouse building is surmounted by a flat roof. The storage/warehouse building is clad in stucco.

P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/South Façade



View (Direction Facing): North

Date 10/08/2024 Accession #

***P6. Date Constructed/Age and Source:** 1965

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:**	Jose Abel Almanza
Address	3641 Rhodes Lane
City, State, Zip	Baldwin Park, CA 91706
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA, 91107
***P9. Date Recorded:**	02/11/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** **544 W 1ST STREET, MR #28** ***NRHP STATUS CODE: 6Z**

B1. Historic Name: 013-018-129

B2. Common Name: 544 W 1st Street

B3. Original Use: Commercial, Auto-Related Car Repair B4. Present Use: Commercial, Auto-Related Car Repair

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
In 1964, the owner, James Malachowski, designed and built a warehouse of about 1,200 SF. In 1966, James Malackhowski built a wall around the subject property. James Malackhowski requested an addition to the primary building in 1971 for office and storage space. He did the addition himself. In 1977, Tom Finneran hired Delfin C. Parco, of Building Construction Association, to design and build a combination metal and concrete block building. In 1977, they also paved the driveway and access car parking. Tom Finneran reroofed the buildings on the subject property in 1981.

The primary/south elevation features two large sliding aluminum windows with metal window bars. A solid metal automatic fence encloses the west portion of the parcel. Behind the fence, a large metal carport is supported by five metal poles and is attached to the west elevation of the storage/warehouse building. A concrete driveway leads up to the fence on the west portion of the parcel and leads all the way to the northeast portion of the parcel. Three roll-up metal doors are visible on the west elevation. The rear/north elevation and east elevation were not viewable from the public right-of-way. The building located to the north of the property, viewable from the public right-of-way, is clad in concrete blocks. According to Google aerial imagery, the building is surmounted by a flat roof. According to Google images from 2018, a sign is mounted on the south elevation with the words "Finnean's Auto Sales" in big capital red letters. As of 2024, the sign was obscured by the car port. The west elevation of the building appears to have a car port attached to the elevation. The north elevation also features a car port. The east elevation was not viewable from the public right-of-way. The building located on the northeast portion of the parcel was not viewable from the public right-of-way. The north portion of the parcel abuts the former Pacific Electric Railway right-of-way.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Commercial Development **Area** Rialto, CA

Period of Significance 1965 **Property Types:** Car Garage

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

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The subject property was known as Tom and John Finneran's Auto Shop from 1974 until at least 2003. At an unknown date, the name changed from Tom and John Finneran's Auto Shop to Tom Finneran's Auto Shop. Before moving to the subject property, Tom Finneran had worked at the local 76 gas station. Tom Finneran offered "all mechanical repairs and service as well as a selection of used vehicles for sale. Finneran said the firm specializes in auto electrical problems" (*The San Bernardino County Sun*). Not only did Tom Finneran own a shop, but he also was a hobby stock car racing driver who drove in several races throughout the 1970s (*The San Bernardino County Sun*).

In 2003, the ownership of the subject property changed hands to Erik Unger and Joshua Matthews. According to NeighborWho, Erik Unger and Joshua Matthews owned the subject property from 2003 to 2014. According to the Certificate of Occupancy from the City of Rialto, the new owners owned a business called Cutting Edge Store Fronts. According to an Air Quality Permit Checklist, the store was for a cabinet shop. The cabinet shop remained until 2011, when another Certificate of Occupancy was filed for an automotive accessories and installation business called C.R. Motoring. The owner of the company was Christopher Simonson. In 2014, the subject property was sold to Jose A Almanza. The Almanza family have owned the subject property since 2014. Throughout all these ownership changes, the subject property served the community as an auto repair shop and briefly as a cabinet shop. Today, the auto repair shop is known as Manuel's Auto Repair shop and specializes in engines repairs, car suspensions, and tune-ups.

Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 90 years. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, originally built in 1964, was built and owned by James I Malackhowski. The original purpose of the building was for storage. Throughout the years, the building has shifted from a warehouse to an auto shop, to a cabinet shop, and back to an auto shop. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is not eligible for listing under Criterion A/1.

Tom Finneran, an amateur race car driver, owned the property for a period. Mr. Finneran raced in and around Southern California. Based on a review of deeds, and available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. None of the property owners, including Mr. Finneran, are mentioned other than in advertisements for the subject property. Therefore, the subject property is not eligible for listing under Criterion B/2.

Properties may be eligible for NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The original architect and builder are unknown; therefore, the design and construction are not the work of a master architect or builder. The city building records state that James I. Malackowski built the original subject property, and it was added onto by Delfin C. Parco of Building Construction Association. According to research, Delfin C. Parco was an engineer and was not an architect. The building is a modest and altered example of the Utilitarian style and lacks architectural distinction. The subject property has been added to over the years, with an addition in 1971 and another building constructed in 1977. Therefore, the subject property does not appear eligible for listing under Criterion C/3.

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The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 544 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city. Tom Finneran, one of the first owners of the subject property, was a hobby car driver, but most of the entries in the local newspaper discuss his auto car business. Although the subject property is associated with the automobile development in the area, the subject property was not the first auto car shop in the area. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a small, common example of a utilitarian design stucco box, popular in the 1960s and 1970s. Based on visual inspection, the building does not embody elements of architectural design, detail, materials or craftsmanship. The building is not located in a unique location and is

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not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Ancestry.com. N.d. Historic public records search, including census and voting data and city directories. [database on-line]. Provo, UT. Accessed February 2024. https://www.ancestry.com/

City of Rialto. Issued December 18, 1964. Permit No. 21301.

City of Rialto. Issued July 1, 1966. Permit No. 23229.

City of Rialto. Issued March 12, 1971. Permit No. 28754.

City of Rialto. Issued February 8, 1977. Permit No. 36950.

City of Rialto. Issued January 15, 1981. Permit No. 46194.

City of Rialto. Issued June 14, 2005. Permit No. 00017323.

City of Rialto. Issued June 14, 2005. Permit No. 2005-2221.

City of Rialto. Issued July 25, 2011. Permit No. 2011-1912.

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1938. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Keck, David. 4 April 1986. "Racers compete for $11,000 from NASCAR as Saugus Season begins." *The Los Angeles Times.* P. 33.

Redlands Daily Facts. 3 September 1973. "Champ from Redlands: Jerry Bullock wins OSS hobby car title." P. 9.

Redlands Daily Facts. 1 June 1974. "Tom Finneran back at OSS track tonight." P. 8.

B13: Remarks: None

*B14. Evaluator: Morgan Thomas, Sapphos Environmental, Inc. 430 N Halstead Street, Pasadena, CA, 91107

*Date of Evaluation: 02/11/2025

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 544 W 1ST STREET, MR #28 ***NRHP STATUS CODE:** 6Z

(This space reserved for official comments).

(Sketch Map with north arrow required).



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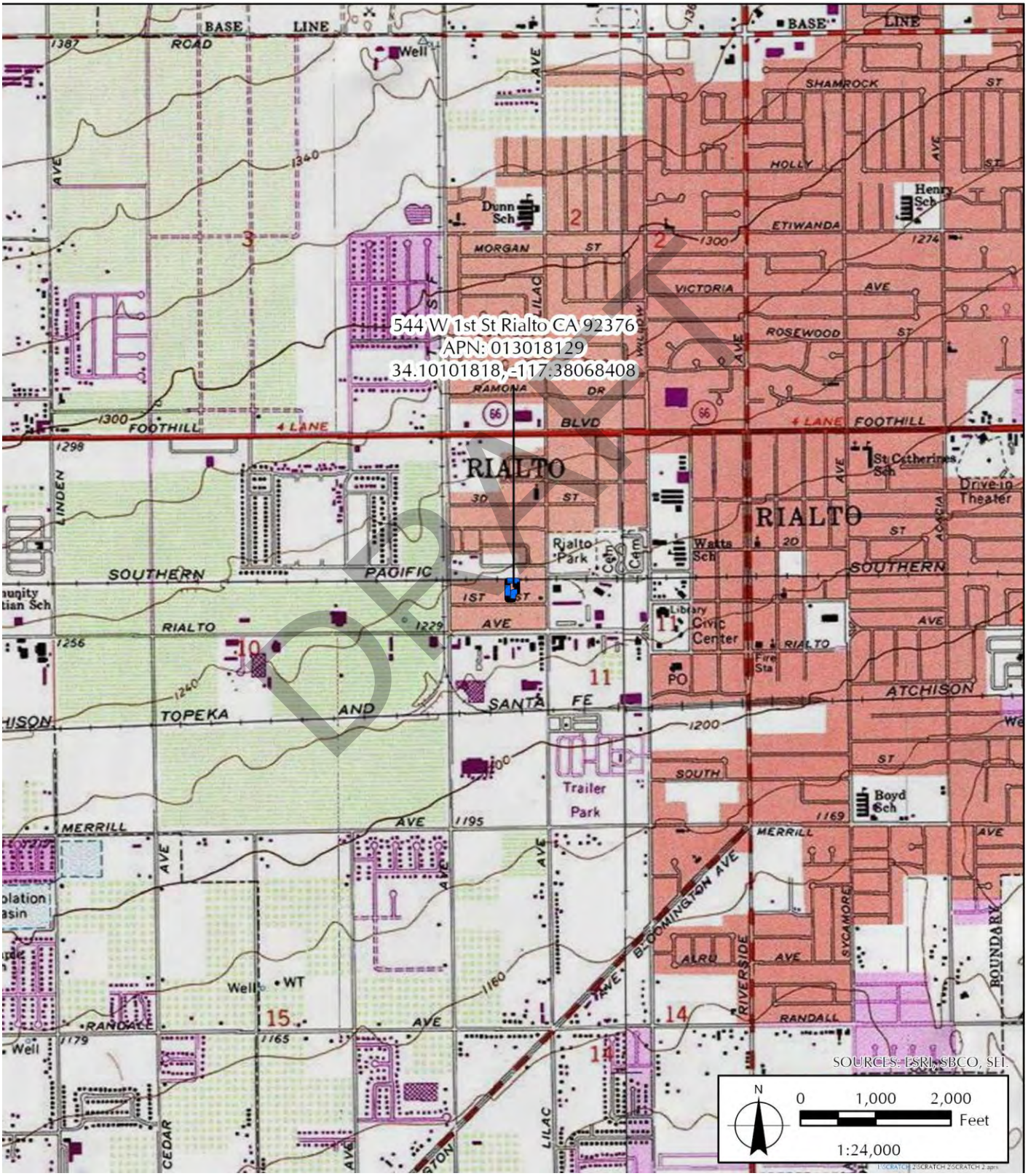
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-129; MR #28**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 013-018-130

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 522 W 1st Street City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 464950.4 mE/ 3773423.7 mN

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

From Interstate 210 E take exit 70 for Ayala Drive. Turn right onto N Ayala Drive. Drive 0.7 mile. Turn left onto N Fitzgerald Avenue. Drive 0.3 mile. Turn left onto W Baseline Road. Drive 0.8 mile. Turn right onto N Lilac Avenue. Drive for 1.4 miles. Turn right onto W 1st Street. The subject property is on the right.

Elevation: 1245 feet above mean sea level Parcel #(s): 013-018-130

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

The 47,250-square-foot (SF) subject property located at 522 W 1st Street includes a 6,600-SF utilitarian-style warehouse/storage building, constructed in 1958. The parcel is rectangular in plan. The building footprint is rectangular in plan. The warehouse/storage building appears to have nine units that are rented out to various businesses. The warehouse/storage building is located on the northwest portion of the parcel, and the parking lot is located on the south and east portion of the lot. A chain-link fence is located on the west and east border of the parcel. The north portion of the parcel has a concrete block fence. The building is surmounted by a flat slab roof, clad in concrete. The building is clad in concrete blocks.

P3b. Resource Attributes: (List attributes and codes) HP-6: 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): Southwest

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1958

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** JDB ENTS LLC

Address PO Box 658

City, State, Zip Oceanside, CA 92049

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/18/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-018-130

B2. Common Name: 522 W 1st Street/Rialto Industrial Park

B3. Original Use: Industrial and Commercial B4. Present Use: Industrial and Commercial

***B5. Architectural Style:** **Utilitarian**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The original building permits were not available for the subject property; the architect and builder are unknown. According to San Bernardino Assessor's Office, the subject property was constructed in 1958. However, historical aerials show that the subject property's footprint changed between 1959 and 1966. A 1959 historic aerial shows that a different footprint of a building was located on the subject property in 1959, a year after the San Bernardino Assessor stated that the subject property was built. Historic newspapers in the 1950s noted that the subject property was for sale or lease in 1959 as a 2,490-SF building. In 1965, a newspaper article stated that Simon Helpern was issued a building permit for an addition to the subject property. By 1966, newspapers advertised the subject property as a new block building of 6,600 SF. Historic aerials from 1968 show that the current footprint of the building was extant. The footprint of the building has not changed since 1968. A 1975 newspaper article states that the subject property was reroofed. According to Google imagery, the clapboard changed between March 2012 and March 2018 from vertical clapboard to horizontal clapboard.

The primary/east elevation features 10 roll-up doors evenly distributed along the elevation. There are 10 double wood doors evenly distributed along the elevation. Over the majority of the doors are signs that note the business in each unit. The north elevation was not visible from the public right-of-way. The rear/west elevation features a brick wall. The south elevation features a block wall with the center portion clad in vertical clapboard. A portion of the elevation features the various units with each business listed. The north portion of the elevation abuts the former Pacific Electric Railway right-of-way.

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Figure 1. 1959 Historic Aerials
SOURCE: *UCSB Library: Framefinder*

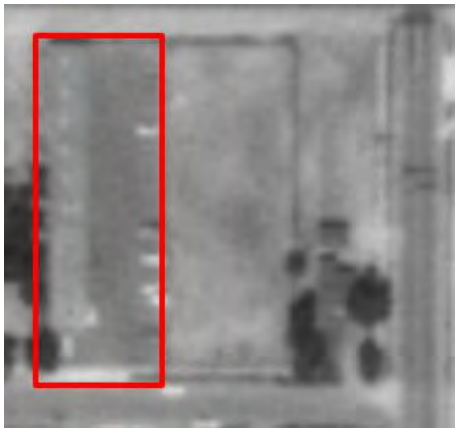


Figure 2. 1968 Historic Aerials
SOURCE: *UCSB Library: Framefinder*

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Commercial Development Area** Rialto, CA

Period of Significance 1950-1974 **Property Types:** Commercial

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west

of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle.

From the 1950s, the subject property was advertised for light industry and warehouses. According to building permits, the subject property has been used for a variety of different businesses including machine shops, storage, upholstery, and automotive repair and car shops. The building has had a variety of businesses located in each unit. Research was unable to clarify who owned the subject property from the 1950s through 1980s.

Ownership History

In the 1980s, NeighborWho indicates that the subject property was owned by the Licht family. The Licht family owned the subject property until 2004. NeighborWho indicates that the next owners of the subject property were Edwin W. and Shannon M. Engle. The Engle family owned the subject property until May 2005. In 2005, the subject property was owned by Fair Day, which continued to own it until 2019, when it was sold to Jdb Ents. Jdb Ents has owned the subject property since 2019.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. The commercial building postdates the Santa Fe Railroad by more than 70 years. The second railroad, the Pacific Electric Railway line, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city in 1913 and later reference residential development proximal to the Pacific Electric Line. The subject property was built for warehouse/storage. The building has had a variety of tenants, including a variety of different automobile companies. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. Therefore, the subject property is ineligible for listing under Criterion A/1.

Based on a review of property deeds, available data for persons who owned or lived in the primary residence or the secondary building, and online and archival research findings, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The original building permits were not available for the subject property, rending the original architect and builder unknown. As such, the building is not known to be the work of a master architect or builder. The subject property is a common example of a Utilitarian-

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style commercial building used for warehouse/storage and lacks architectural distinction. Therefore, the subject property is ineligible for listing under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered that associates 522 W 1st Street with history related to the City of Rialto or with people significant to the city, or geographical and settlement patterns of the city of Rialto. The subject property has had a variety of different businesses, and none of the businesses are mentioned in historic newspapers. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

The City building record, historic news publication, or other online sources do not identify an architect, designer, or builder associated with the property. The subject property is a common example of a Utilitarian-style building with add-ons occurring between 1959 and 1966. Furthermore, the south elevation's cladding has been changed since its original construction. Based on visual inspection, the building does not embody elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established

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and familiar visual feature of the neighborhood, community, or city. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060 (2014). "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1959-1968. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Google Maps. N.d. "522 W First Street, Rialto." Accessed April 2025. https://www.google.com/maps/

Historic Aerials. 1938-1966. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

NeighborWho. N.d. Property search report for 522 W First Street, Rialto, CA. Accessed April 2025. https://neighborwho.com/

San Bernardino Assessor. N.d. "522 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 4 February 1959. P. 29.

The San Bernardino County Sun. 17 November 1965. "Rialto building totals $54,745 for two weeks." P. 1.

The San Bernardino County Sun. 22 September 1966. P. 69.

The San Bernardino County Sun. 2 August 1975. "Building permits top $29,700." P. 47.

B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

(Sketch Map with north arrow required).

***Date of Evaluation:** 04/18/2025

(This space reserved for official comments).

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 522 W 1ST STREET, MR #29 ***NRHP STATUS CODE:** 6Z



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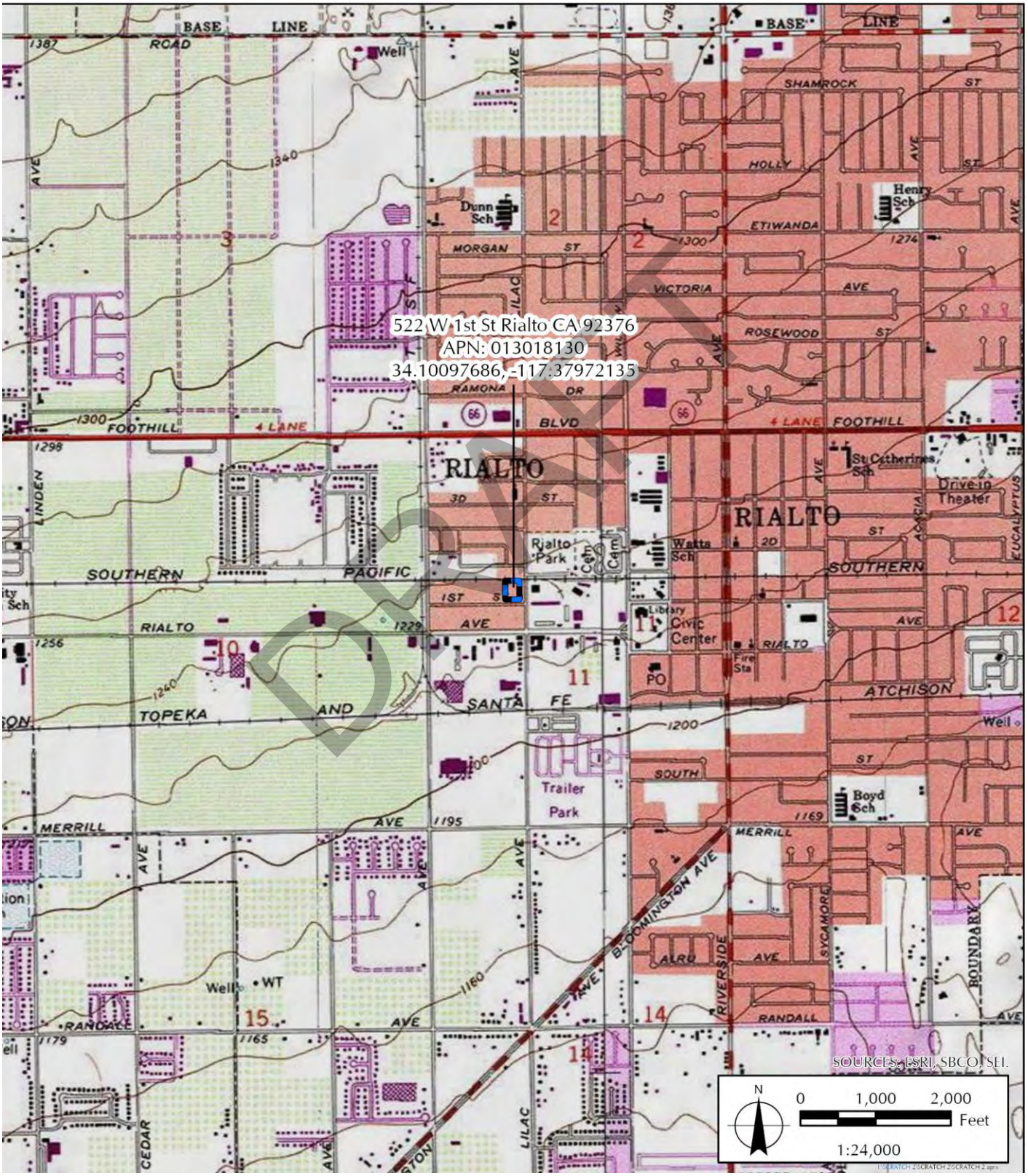
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-018-130; MR #29**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
PRIMARY RECORD	Trinomial		
	NRHP Status Code		
	Other Listings Review Code	Reviewer	Date

 ***Resource Name or # (Assigned by recorder): 013-019-111; MR #30**

P1. Other Identifier: 128 N Willow Avenue/Rialto Police Station

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SE ¼ **of** NW ¼ **of Sec** 11 **;** S.B. **B.M.**

c. Address 128 N Willow Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 465404.1 mE/ 3773308.0 mN

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

From Interstate 210 E exit 71 for Riverside Avenue. Turn right onto N Riverside Avenue. Drive 1.5 miles. Turn right onto W Etiwanda Avenue. Turn left onto N Willow Avenue. Drive 1.0 mile. The subject property is on the right.

Elevation: 1237 feet above mean sea level Parcel #(s): 013-019-111

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

The 18,000-square-foot (SF) subject parcel houses the approximately 9,792-SF Rialto Police Station that was built and dedicated in 1973, in the New Formalism style. The parcel is rectangular in plan, with the southeastern corner of the parcel curved to accommodate the right-turn lane at the adjacent street intersection. There are three buildings located on the property, the police station, an administrative building, and a new police station, built in 2025. According to a February 2025 Google Street View image, a new police station was being built in the north portion of the parcel. However, at the time of the survey in October 2024, no buildings were in the northern portion of the parcel.

P3b. Resource Attributes: (List attributes and codes) HP-9: Public Utility Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: Primary/East Façade



View (Direction Facing): West

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1973

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:** City of Rialto

Address 128 N Willow Avenue

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/10/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2

B1. Historic Name: 013-019-111

B2. Common Name: Rialto Police Station/128 N Willow Avenue

B3. Original Use: Police Station B4. Present Use: Police Station

***B5. Architectural Style:** **New Formalism**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The police station was designed by Jay D. Wheaton, a Rialto architect, who designed several buildings in Rialto including the Central Library building, an expansion of City Hall, and the Civic Center. The building was built by Emery Jackson. According to historic news articles, the police station was built in 1973 in the New Formalism style. A 1973 photo shows that the original primary/east elevation features six concrete grilles. At the time of this report, only two of the six concrete grilles remain. According to the Rialto Police Station website, the Rialto Police Station was dedicated in 1973. According to historic aerials, the other buildings located on the subject property were built between 1985 and 1994. Between 1995 and 2002, the rear/west parking lot was added to the subject property. According to Google images, the subject property main doors were replaced with similar doors, and an accessible ramp was added between 2012 and 2015. Between 2018 and 2020, the solar panels above the parking lot were added.

The new police station is clad in concrete. Since the new police station is under 50 years old, it was not evaluated for eligibility to be listed in the NRHP or CRHR. The police station is located on the southern portion of the parcel, a gabled-roof administrative building is north of the Rialto Police station, and a parking garage is in the west portion of the parcel. The primary façade of the police station faces east on to Willow Avent. The police station is rectangular in plan. The police station is surmounted by a flat slab roof and clad in a mixture of concrete blocks and stucco. The primary/east elevation features a large entrance in the center of the elevation with double commercial doors. A set of concrete steps lead up to the primary entrance. Metal railings are on either side of the steps and in the center of the steps. Another set of concrete steps face north and is bracketed by a simple metal railing. The north portion of the elevation features a concrete ramp facing south that leads up to the entrance. A simple metal railing is on the east side of the ramp. The primary/east elevation features two decorative concrete grilles and 10 free-standing concrete block slender columns at regular intervals along the primary elevation. The southern portion of the primary/east elevation features a block wall with large metal lettering that state in block letters: "RIALTO POLICE," and the second line reads: "SIDNEY A JONES BUILDING." The north portion of the elevation features a block wall. The south elevation features four narrow single-lite fixed windows, six concrete block slender columns, and one decorative concrete grille. The concrete grille is featured at the center of the elevation, with the six concrete block slender columns at regular intervals along the elevation. Two sets of two narrow aluminum single-lite fixed windows are featured on the west portion and the east portion of the elevation. A low decorative block wall is featured on the bottom of the elevation. The rear/west elevation could not be seen from the public right-of-way. The north elevation features a breezeway, the visibility of which is partially obscured from the public right-of-way by a wooden fence. To the north of the primary police building is another building surmounted by a gabled roof. The primary elevation of the second building is clad in vertical clapboard. Two large aluminum sliding windows are featured on the primary/east elevation with prominent wood surround. Two rectangular attic vents are featured in the gables. The south and west elevations were not visible from the public right-of-way. The north elevation featured four sliding aluminum windows with prominent wood surround. The north portion of the parcel abuts the former Pacific Electric Railroad right-of-way.

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2

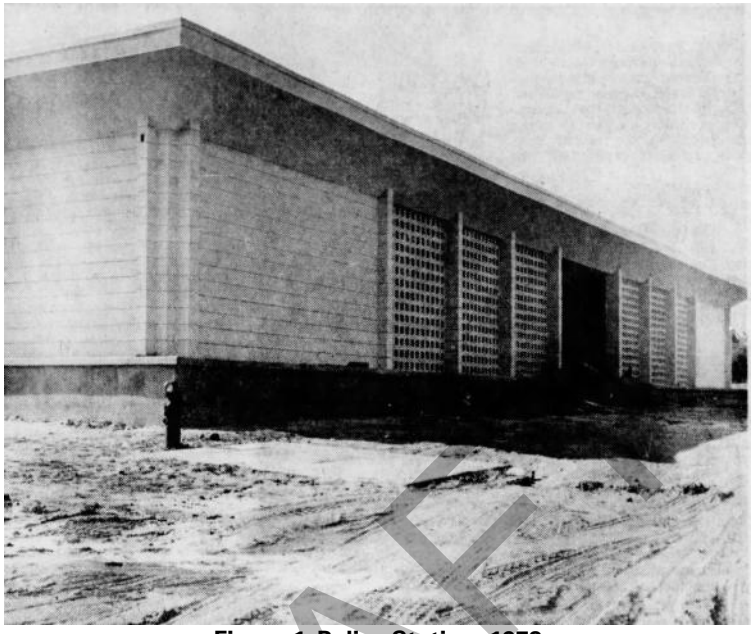


Figure 1. Police Station, 1973
SOURCE: *The San Bernardino County Sun*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Jay D. Wheaton b. Builder Emery Jackson

***B10. Significance: Theme Civic and Institutional Development Area** Rialto, CA

Period of Significance 1911-1975 **Property Types:** Institutional

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

The police department was housed in the City Hall building starting in 1927. It remained there until 1973, when it moved to the subject address. According to newspaper articles, the police station was designed by Jay D. Wheaton. Jay D. Wheaton designed several of the public buildings in the area including the Central Library building, the fire department building, and the expansion of the City Hall. After the completion of the public library, Jay D. Wheaton noted that "the contemporary design of the building is distinguished by a vaulted canopy over the front entrance to harmonize with other city buildings, as well as a decorative screen of cement blocks" (*The San Bernardino County Sun* August 1965). Thus, the police station, built in 1973, was designed to harmonize with other public buildings with character-defining features such as the concrete grilles, and concrete blocks. However, unlike the Central Library, the police station was modest in design and lacked some of the ornamentation of the Central library, like the vaulted canopy. Therefore, although the police station harmonized with the other public buildings, it was the most modest example of Jay D. Wheaton. Historic newspapers state that the builder of the police station was Emery Jackson.

The police station was dedicated to Sidney A Jones, the chief of the Rialto police for 31 years, who served in the police for 41 years. According to historic newspaper articles, Sidney A Jones was the first motorcycle police officer and held the distinction at the time of his retirement in 1977 as the longest serving police chief in California who had "served a single city continuously" (*The San Bernardino Sun* June 1993). The police station started with less than half of the current 150 total employees that the City of Rialto had at the time of this report.

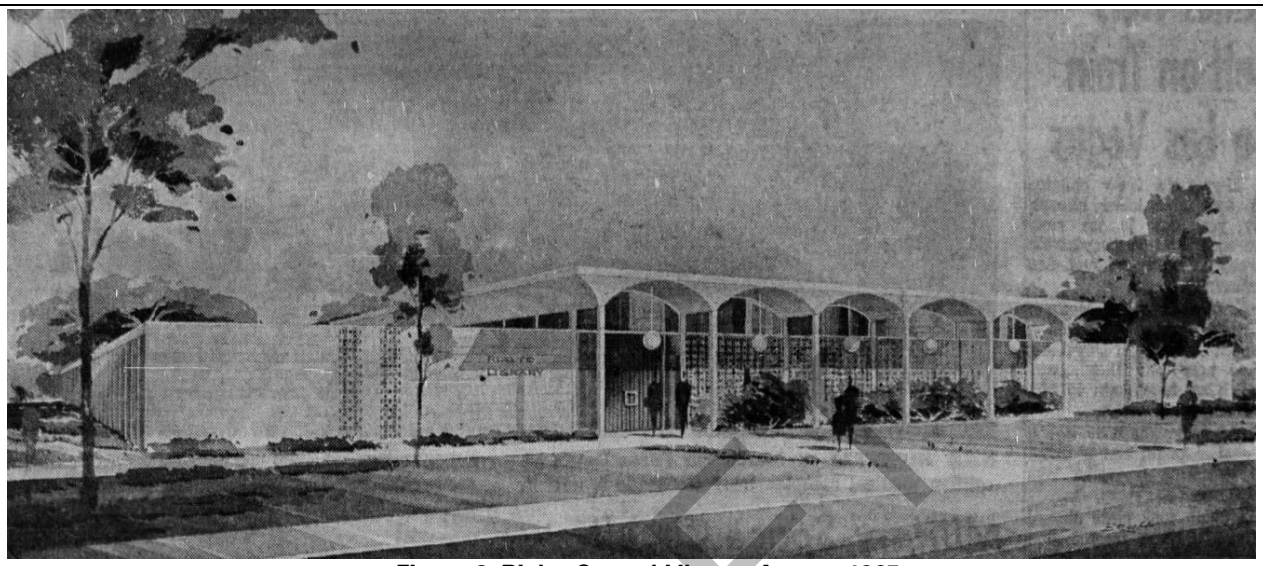


Figure 2. Rialto Central Library, August 1965
SOURCE: *The San Bernardino County Sun*

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Evaluation

National Register of Historic Places/California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric Line. However, the subject property was built after the period of significance of the Pacific Electric Line and therefore is not associated with the Pacific Electric Line. Coordination with the Pacific Electric Railway Historical Society, the City of Rialto Planning Department, *Rialto (Images of America: California)*, and archival and online research did not result in evidence that the subject property made a significant contribution to the broad patterns of history at the national, state, or local level. The subject property was originally built in 1973 as the Rialto Police Station. The building's construction occurred after the City's period of significant civic and institutional development, and thus the subject property was not a key driver in the overall development of the City of Rialto. Therefore, the subject property is not an early or especially significant example of this development and thus determined not eligible under Criterion A/1.

The City building records, historic newspaper articles, and other online sources do not identify owners or residents who are important social leaders, significant artists, or other important persons to the development of the nation, state, or City of Rialto. Although the building was named after Sidney A. Jones, a former Police Chief, the building was dedicated three years prior to his retirement. Sidney A Jones was the first motorcycle police officer in Rialto and was the Police Chief for 31 years. However, there are no awards or recognition related to his role as a police officer associated with the building. Research on the subject property did not show any association of the subject property with demonstratable contributions to the history of state, or nation, or City of Rialto. Therefore, the subject property is not eligible under Criterion B/2.

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. According to research, the subject property was designed by Jay D. Wheaton, a local architect in the area. Research did not indicate that Jay D. Wheaton was a master architect. Although the police station New Formalism style harmonized with the other public buildings, it was the most modest of the public buildings that Jay D. Wheaton designed. The Central Library,

another of Jay D. Wheaton's designs, has elaborate architectural details such as the vaulted canopy. Furthermore, the police station's primary/east elevation has been altered with the removal of two concrete decorative breeze grilles and the addition of the wheelchair accessible ramp. Despite the continual symmetrical design, the subject property is not a distinctive example of the New Formalist style compared to the more elaborate New Formalism Central Library. Therefore, the subject property is found ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. The subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

The subject property is recommended ineligible for inclusion in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is determined ineligible for inclusion in the CRHR and is not a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

The subject property was the first free-standing police station in Rialto and added to the development of the City of Rialto. Despite the police station being part of the institutional development of the City of Rialto, it was not a significant key driver to the development of the city. Furthermore, the subject property was not identified through research as a place where a significant historic event occurred. Although the subject property was named after Sidney A. Jones, the chief of police for 31 years, he only served as the chief of police for three years in the police

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station. Therefore, the subject property is not strongly identified with people of significance who contributed to the culture, history or development of the city. Therefore, the subject property is ineligible under Criteria 1/2/3.

Historic newspaper articles state that the subject property was designed by Jay D. Wheaton, an architect for the City of Rialto. He designed several of the public buildings in the area including the fire station, the City Hall expansion, the Civic Center, and the Central Library. The Central Library, located across the street on W First Street, was built in 1965. Jay D. Wheaton noted that he built the Central Library to harmonize with the other city buildings in Rialto. Despite the many different buildings that he built in the City of Rialto, research did not indicate that Jay D. Wheaton was considered a master architect. Therefore, the subject property is not eligible under Criterion 4 or 5.

The Rialto Police Station, built in 1973, is a distinctive example of New Formalism under the local historic preservation ordinance. The subject property, built in similar design to the Central Library across the street, has retained several of its character-defining features such as the symmetry of the design and free-standing slender columns. Despite the loss of four of the six concrete grilles on the primary elevation, the subject property retains symmetry of design. Therefore, the subject property is a distinctive example of New Formalism in the City of Rialto. Based on visual inspection, the building does embody elements of architectural design, detail, materials or craftsmanship and is considered a good example of a period or style. Therefore, the subject property is eligible under Criteria 6, 8, and 9.

The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not located within a historic district. Therefore, the subject property is ineligible under Criteria 7 and 10.

The Rialto Police Station is recommended eligible for Local Listing under Criteria 6, 8, and 9.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

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Rialto Record. 8 December 1960. "New County Building Okeyed." P. 11.

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Rialto Record . 30 June 1966. "Jay Wheaton Elected Chairman of Rialto Planning Commission." P. 1.

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San Bernardino County Office of the Assessor. N.d. "626 W First Street." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 6 February 1960. P. 14.

The San Bernardino County Sun . 10 November 1960. "Civic Center work may start in June: Plan calls for three plants." P. 37.

The San Bernardino County Sun . 16 August 1965. P. 16.

The San Bernardino County Sun . 21 August 1965. P. 12.

The San Bernardino County Sun . 7 February 1973. "Rialto gets new police building." P. 25.

The San Bernardino County Sun . 15 August 1973. "Occupancy near." P. 25.

The San Bernardino County Sun . 9 November 1973. "New Rialto Police Department building dedication tomorrow." P. 14.

Valenzuela, Cerise A. 26 June 1993. "Former Rialto police chief dies." *The San Bernardino County Sun.* P. 14.

Westside Story Newspaper. 16 May 2024. "Rialto breaks ground on new police station." Accessed April 10, 2025. https://www.westsidestorynewspaper.com/rialto-breaks-ground-on-new-police-station/

Whitehead, Brian. 27 April 2022. "Rialto begins process of replacing 50-year-old police station: The Willow Avenue facility opened in 1973 and has long hurt for space." *The Sun.* Accessed April 10, 2025. https://www.sbsun.com/2022/04/27/rialto-begins-process-of-replacing-50-year-old-police-station/

Yetzer, Carl. 10 January 1990. "Rialto building to be named for slain sergeant." *The San Bernardino County Sun.* P. 17.

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B13: Remarks: None

***B14. Evaluator:** Morgan Thomas, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107 (Sketch Map with north arrow required).

***Date of Evaluation:** 04/10/2025

(This space reserved for official comments).

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 128 N WILLOW AVENUE/RIALTO POLICE STATION, MR #30 ***NRHP STATUS CODE:** 5S2



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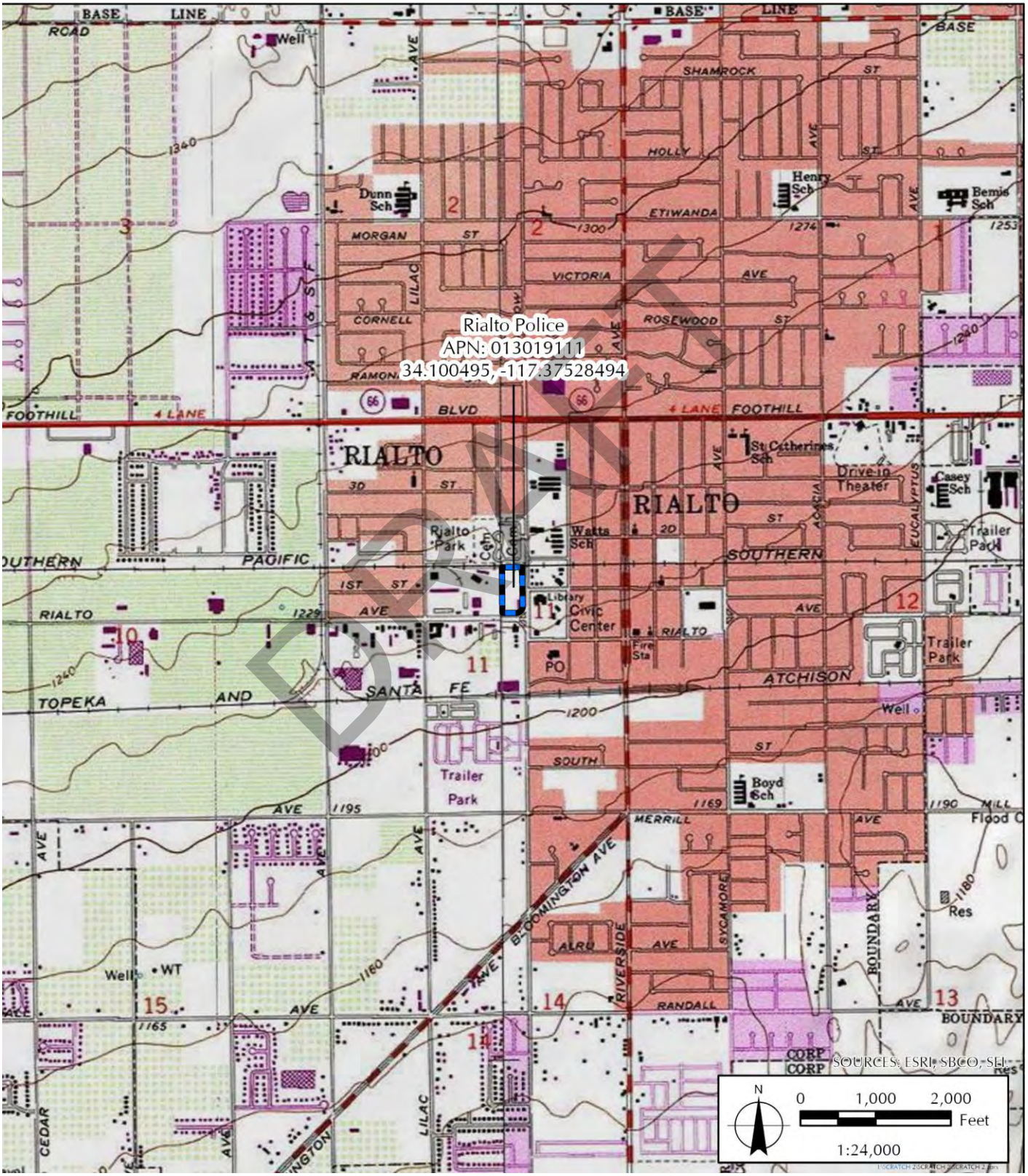
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-019-111; MR #30; Rialto Police Station**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

P1. Other Identifier: 185 N Eucalyptus Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 12 ; S.B. **B.M.**

c. Address 185 N Eucalyptus Avenue City Rialto Zip 92376

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467133.4 mE/ 3773572.0 mN

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

From Interstate 210 E take exit 72 Pepper Avenue. Drive 1.4 miles. Turn right onto E Etiwanda Avenue. Turn left onto N Eucalyptus Avenue. The subject property is on the left.

Elevation: 1217 feet above mean sea level Parcel #(s): 013-042-101

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

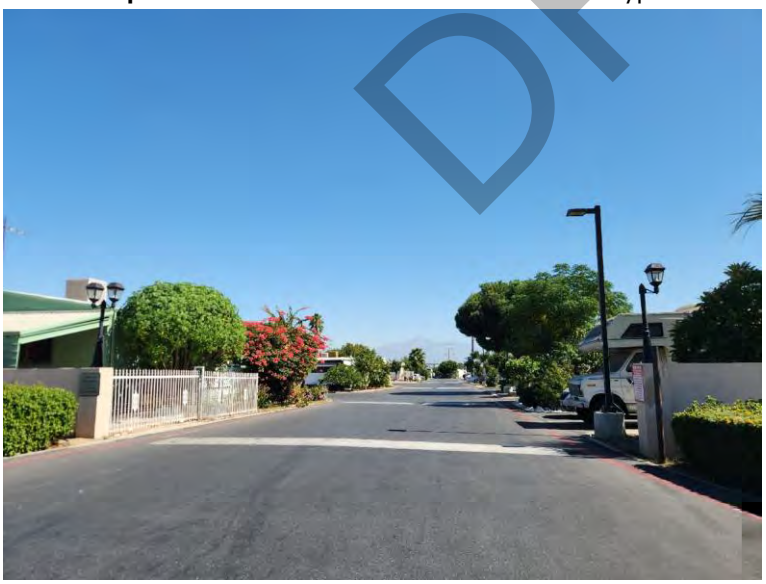
The 362,854-square-foot subject property located at 185 N Eucalyptus Avenue houses the Parque Mobile Home Park, built in 1960. The subject property is square in plan. The mobile home park includes 99 spaces for mobile homes or RVs, as well as two centrally located community buildings and a community pool. The mobile home units, although diverse in level of modification, are typically simple side-gabled buildings with what appear to be metal or vinyl siding, vinyl windows, and composition shingle roofing. The community is accessed via two entrances on its west edge fronting N Eucalyptus Avenue. These two entrances extend directly towards the east edge of the parcel, connecting to form a 'U'-shaped roadway. Inside the 'U'-shaped street is a wishbone-shaped series of three connecting streets. One additional north-south street connects the 'U'-shaped road near the west entrances. Although not visible from the public right-of-way, historic aerial photographs reveal that the lot's administrative hub and clubhouse, with two Contemporary-style community buildings and a rectangular-shaped pool, is situated at the center of the wishbone-street plan in the center of the parcel.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: West Entrance from N Eucalyptus Avenue



View (Direction Facing): East

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source: 1950**

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernardino County Assessor

***P7. Owner:**	Parque Mobile Home Estates, LP
Address	425 N Whisman Road, Suite 600
City, State, Zip	Pasadena, CA 91107
***P8. Recorded By (Name):**	Josh Poorman and Morgan Thomas
Affiliation	Sapphos Environmental, Inc.
Address	430 N Halstead Street Pasadena, CA 91107
***P9. Date Recorded:**	04/14/2025
***P10. Survey Type:**	Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 185 N EUCALPYTUS AVENUE, MR #31 ***NRHP STATUS CODE:** 6Z

B1. Historic Name: 013-042-101

B2. Common Name: 185 N Eucalyptus Avenue

B3. Original Use: Mobile Home Lot B4. Present Use: Mobile Home Lot

***B5. Architectural Style: Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**

The original building permits for the subject property's community buildings and pool were not available, rendering unknown the original architect or builder. Available Sanborn maps did not cover this portion of N Eucalyptus Avenue or this date of construction. A 1948 aerial photograph reveals that the entirety of the parcel was covered in orchards at that date. A 1959 aerial photograph depicts the orchards had been removed, the street design of the mobile home park had been laid out, and the two community buildings had been erected, as well as the pool. The 1959 aerial suggests that the community buildings were the first to be erected on the site, at least one year earlier than the official build date according to the San Bernardino County Assessor.

A 1966 aerial photograph reveals that the street design and community hub of administrative building, clubhouse, and pool were all in place by that year. It appears that the concrete pathway leading from the east corner of the community hub toward the administrative building was also in place by that date, as well as the concrete pad to the south of the pathway, which today (and likely originally) served as an open deck for sunbathing near the pool. Subsequent aerial photographs reveal that a large tree situated between this concrete pad and the pool, which would have originally provided shade to part of the area, was removed at some point between 1985 and 1995. At an unknown date, the windows on the rectangular administrative building were replaced with vinyl sliding iterations.

To the immediate northwest of the pool is a long, rectangular administrative building with a low-pitched gabled roof, exposed purlins and rafters with moderate overhanging eaves, what appears to be a brick or masonry wall supporting the southeast-facing gable end, and a series of vinyl sliding windows. Photos from real estate listings indicate this rectangular-shaped building includes residents' mailboxes. To the north of the pool is a second clubhouse building with an irregular footprint. The building roofline is gabled but terminates in a triangular-shaped southwest corner with exposed rafters that ascend. A wraparound patio, supported by narrow wood posts, faces the pool area. The south elevation framed by the shed-roofed patio includes a series of either aluminum or vinyl floor-to-ceiling windows and doors. Cinderblock walls approximately 5 feet in height frame the community hub along its eastern, wishbone-shaped edge. Similarly designed walls frame the east and west borders of the parcel. The north edge is bound by a chain link fence, which neighbors Casey Elementary School. The south edge of the parcel, also featuring a chain link fence, shares a border with the former Pacific Electric Railway right-of-way.

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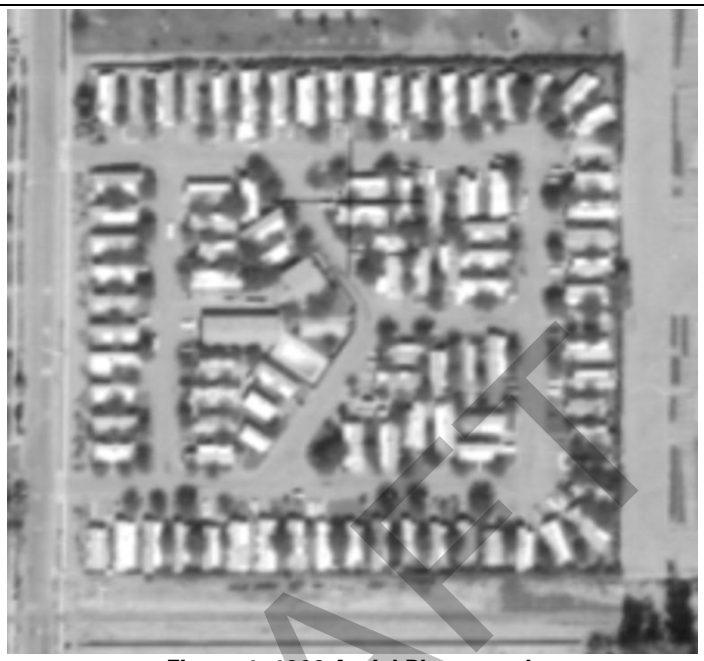


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 2. View of Pool, Administrative Building, and Clubhouse (c. 2025)
SOURCE: *Redfin*

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 185 N EUCALPYTUS AVENUE, MR #31 ***NRHP STATUS CODE:** 6Z



Figure 3. View of Clubhouse (c. 2025)
SOURCE: *Redfin*



Figure 4. View of Pool, Administrative Building, and Clubhouse (c. 2025)
SOURCE: *Redfin*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area** Rialto, CA

Period of Significance 1920-1969 **Property Types:** Residential Development

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line.

Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

Ownership History

Documentation of subject property ownership prior to 1986 was not available at online archives. According to historic newspaper articles, Parque Mobile Home Estates has owned the subject property since at least 1986 (*The San Bernardino County Sun* 1986). In 1986, Parque Mobile Home Estates was owned and operated by Glenn R. and Kathleen Messinger. A NeighborWho property search report indicates that ownership transferred from the Messinger family to Peter Wang (Wang Discovery LP) in 2016. Ownership changed back to Parque Mobile Home Estates LP the following year, in 2017, though it is unclear if the Messingers were again involved in the transaction. The present owner in 2025, nevertheless, remains Parque Mobile Home Estates LP.

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the city beginning in 1913 reference residential development proximal to the Pacific Electric line. The subject property, developed in 1959-1960, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric line, as orchards were removed at some point between 1948 and 1959 and replaced with the mobile home park. This change is typical of the region during the post-World War II era of industrial and residential expansion.

The subject property is not an early example of this residential development; nor is it an important enough example to illustrate the post-World War II era of development. The subject property is dated in the final years of the period of significance for the Los Angeles theme of Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourism related uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247."

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Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards, and remained popular in subsequent decades. The subject property, which began operations in 1960, is a late example of a mobile home park. Therefore, it is not eligible under Criterion A/1.

Based on a review of deeds, and available data for persons who owned or lived in the residence, and online and archival research, the property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is not eligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property is recommended ineligible as it lacks architectural distinction. The subject property's community core—which includes an administrative building (or mailroom) and a clubhouse—exhibits some character-defining features of the Contemporary style. These include both buildings' low-pitched gable roof, moderate overhanging eaves and exposed roof beams, a broad expanse of uninterrupted wall surface beneath the southeast gable of the administrative building, and uninterrupted wall of floor-to-ceiling fenestration and open terrace/patio on the clubhouse's south elevation facing the pool area. The two buildings are nevertheless not distinctive examples of the Contemporary style, and do not display sufficient character-defining features of the style to qualify as such. The administration building has undergone alteration with the addition of vinyl replacement windows. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. The pools feature typical construction for the time period. Therefore, the subject property does not appear eligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. Furthermore, this subject property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*

2. *It is the site of a documented historic event.*

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3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*

4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

5. *It is notable work of an architect or master builder.*

6. *It embodies elements of architectural design, detail, materials or craftsmanship.*

7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*

8. *It has unique design or detailing.*

9. *It is a particularly good example of a period or style.*

10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 185 N Eucalyptus Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns of the city. Although the subject property is associated with residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1960—47 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Although the mobile home park was constructed during the period of significance (1920-1969) for Trailer Parks and Mobile Home Parks, it was constructed late in this period of significance and is one of an estimated 5,232 active mobile homes and RV parks in California, including nearly 20 mobile home parks in the City of Rialto alone, and is therefore not a unique or remarkable example of this property type. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing pursuant to Criteria 1/2/3.

The city building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and do not represent a distinctive example of this housing type. The two community buildings are modest Contemporary buildings and do not possess sufficient character-defining features of exceptional quality (or integrity) to warrant consideration as notable examples of the style. The buildings are not known to be the work of a master architect or builder. Based on a visual inspection, the buildings do not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The buildings are not located in a unique location and are not an established and familiar visual feature of the neighborhood, community, or city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

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Los Angeles Times. 23 October 1968. "Mobile home life is a far cry from trailers of '30s." P. 92.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

NeighborWho. N.d. Property search report for 185 N Eucalyptus Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Redfin. N.d. Property listing for 185 N Eucalyptus Avenue, Unit 63. Accessed April 2025. https://www.redfin.com/CA/Rialto/185-N-Eucalyptus-Ave-92376/unit-63/home/185551957

San Bernardino Assessor. N.d. "185 N Eucalyptus Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 12 November 1986. "Legal Advertisement." P. 36.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc., 430 N Halstead Street, Pasadena, CA, 91107

***Date of Evaluation:** 04/14/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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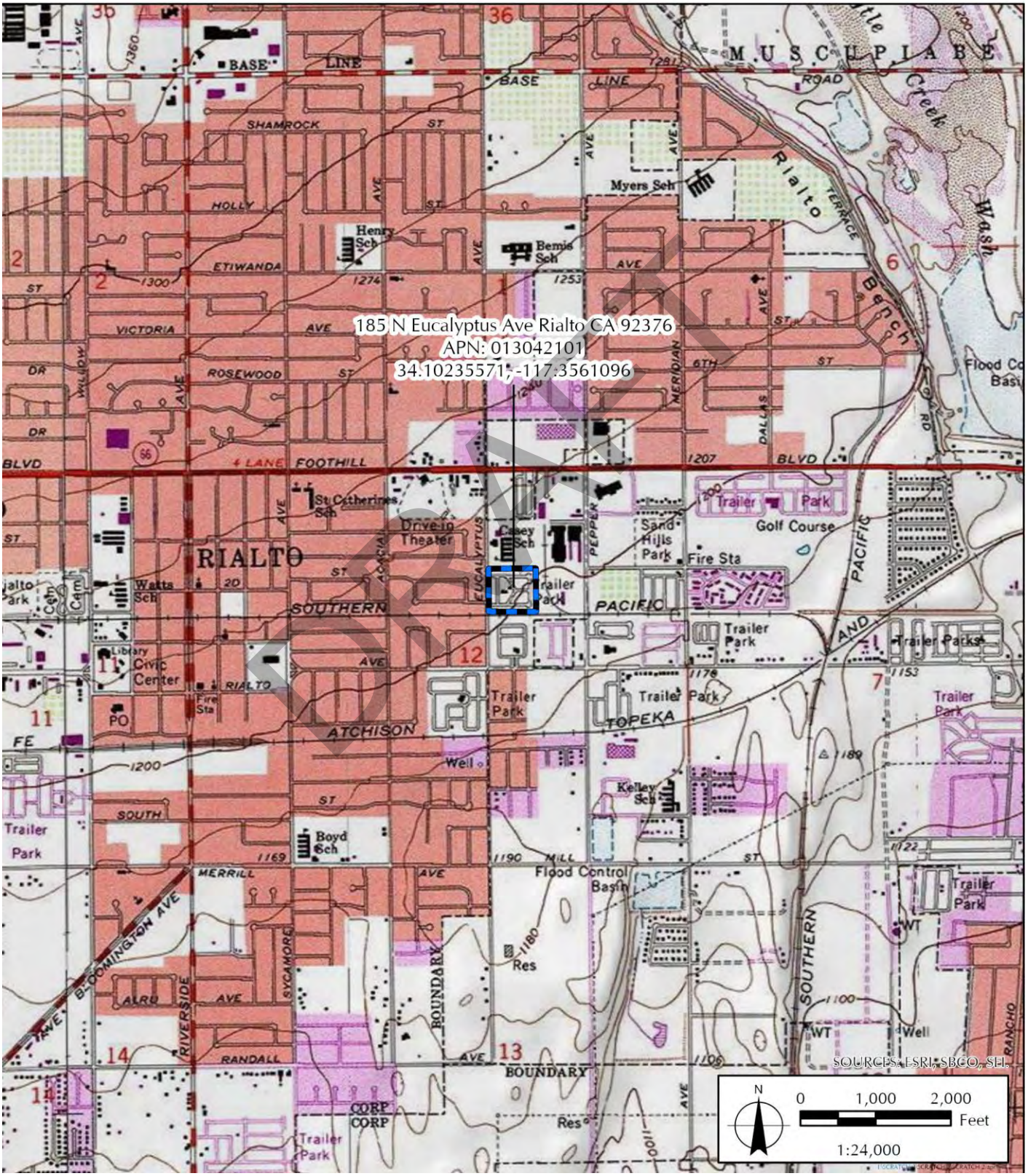
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-042-101; MR #31**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings Review Code | Reviewer | Date

 *Resource Name or # (Assigned by recorder): 013-045-101; MR #32

P1. Other Identifier: 750 E Rialto Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W **;** SW ¼ **of** NE ¼ **of Sec** 12 **;** S.B. **B.M.**

c. Address 750 E Rialto Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467157.66 mE/ 3773319.40 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate:
From Interstate 210 E exit 72 for Pepper Avenue. Turn right onto N Pepper Avenue. Drive 2.4 miles. Turn right onto E Rialto Avenue. The subject property is on the right.
Elevation: 1203 feet above mean sea level Parcel #(s): 013-045-101

P3a. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).
The 344,124-square-foot subject property located at 750 E Rialto Avenue houses the Cypress Mobil Home Park, built in 1966. The parcel is square in plan. The mobile home park includes 75 spaces for mobile homes or RVs, as well as a clubhouse and pool near the south-facing entrance. The mobile home units, although diverse in level of modification, are predominantly low-pitched, gabled roofed, or flat-roofed rectangular buildings with wood or vinyl siding and awnings that typically span the majority of certain elevations. The community is accessed via one entrance in the center of the south edge of the lot fronting E Rialto Avenue, where it approaches directly the clubhouse and pool. This community area is surrounded by a semicircle road that connects to the parcel's interior streets. Although not visible from the public right-of-way, historic aerial photographs reveal that the lot's community hub, with a Contemporary-style clubhouse and a rectangular-shaped pool, is situated near the south entrance. The clubhouse features an irregular-shaped footprint with a low-pitched side-gabled roofline clad in composition shingles with moderate, overhanging eaves. Much of the clubhouse appears clad in vertical wood siding, and horizontal wood siding beneath the south-facing gable.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: South entrance from E Rialto Avenue



View (Direction Facing): North
Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source: 1966**
☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Group XIV Properties LP
Address 4900 Santa Anita Avenue
City, State, Zip El Monte, CA 91731

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas
Affiliation Sapphos Environmental, Inc.
Address Street Address
City, CA, Zip

***P9. Date Recorded:** 04/14/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-045-101

B2. Common Name: 750 E Rialto Avenue

B3. Original Use: Mobile Home Park B4. Present Use: Mobile Home Park

***B5. Architectural Style: Contemporary**

***B6. Construction History** (Construction date, alterations, and date of alterations)**:**
The clubhouse features an irregular-shaped footprint with a low-pitched side-gabled roofline clad in composition shingles with moderate, overhanging eaves. Much of the clubhouse appears clad in vertical wood siding, and horizontal wood siding beneath the south-facing gable. An array of casement and sliding windows spans the south and west elevations. A broad masonry wall is visible on the southeast corner of the building. Cinderblock walls of roughly five feet in height span the west and south edges of the parcel bordering N Eucalyptus and E Rialto Avenues. These walls are surmounted by a decorative and repetitive geometric pattern that is replicated in the wall framing the south portion of the community hub with clubhouse. The east edge of the parcel is bordered by another mobile home park. The north edge of the parcel, also featuring a cinderblock wall with barbed wire fencing, shares a border with the former Pacific Electric Railway right-of-way.

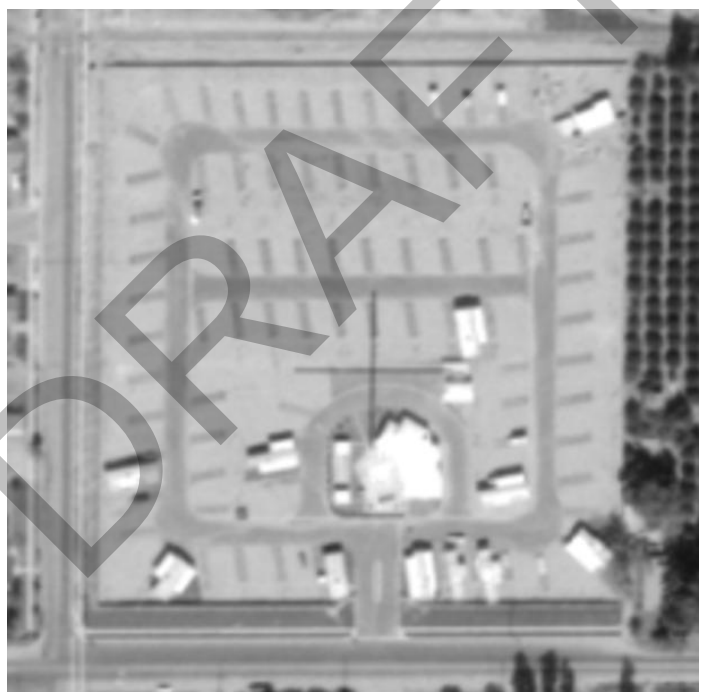


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

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BUILDING, STRUCTURE, AND OBJECT RECORD

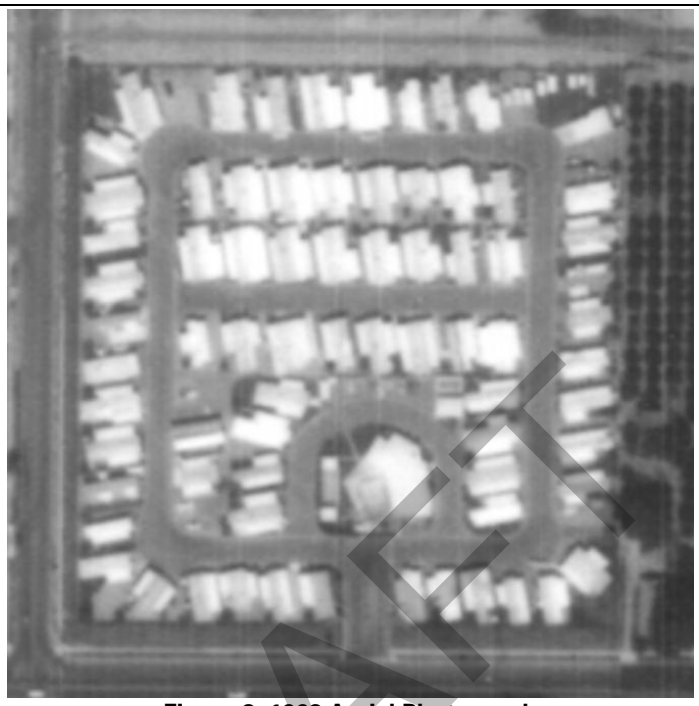


Figure 2. 1968 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 3. View of Clubhouse and Pool (c. 2025)
SOURCE: *Redfin*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme Residential Development Area Rialto, CA**

Period of Significance 1920-1969 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, Rialto shifted from a rural community to a residential community.

The subject property has been known as Cypress Gardens Mobile Home Estates (or Cypress Gardens Mobile Home Park) since its inception in 1966. Newspaper advertisements, which appear to have run throughout the summer of 1966, noted the City of Rialto's "newest most modern park..." offered an "elegant clubhouse" and a "beautiful swimming pool" (*The San Bernardino County Sun* 1966). No evidence in historical newspapers or ancestry databases was found to ascertain the original owners of the subject property. A NeighborWho property search report indicates that ownership transferred from Cypress Gardens Associates to Group XIII Properties LP in 2019. In 2019, ownership again changed from Group XIII Properties LP to the current owner, Group XIV Properties LP.



Figure 4. 1966 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*

Evaluation

National Register of Historic Places and California Register of Historical Resources

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Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, developed in 1966, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric Line, as orchards were removed at some point between 1948 and 1959 and replaced with the mobile home park. The subject property is not an early example of this residential development; nor is it an important enough example to illustrate this development. The subject property is dated in the final years of the generally recognized period of significance for Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourismrelated uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247." Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards and remained popular in subsequent decades. The subject property, which began operations in 1966, is a late example of a mobile home park. Therefore, it is not eligible under Criterion A/1.

The property has no known associations with persons whose activities made demonstrable contributions to the history of Rialto, the state, or the nation and therefore is not eligible under Criterion B/2.

Under Criterion C/3, the property is determined not eligible as it lacks architectural distinction. The subject property's community clubhouse exhibits some character-defining features of the Contemporary style, including its low-pitched gabled roofline with overhanging eaves and its broad masonry wall on its southeast corner. The decorative and repetitive geometric patterning on the wall spanning the south portion of the community hub and the use of this same patterning on the top portions of the walls spanning the south and west edges of the lot present Cypress Garden present the subject parcel in its entirety as a "modern" or "Contemporary" mobile home park dates to the mid-1960s. This feature, though only encompassing the borders of the parcel, frames the subject property in a notable (if small) decorative manner that speaks to the 1966 build date of this mobile home lot, when the Contemporary style was prominently used. Nevertheless, this small decorative feature of the lot's walls, along with the small number of character-defining features of the Contemporary style present in the community's clubhouse, do not raise the parcel and its permanent building to the level of significance necessary to warrant significance under this criterion. Some minor alterations to the clubhouse with vinyl replacement windows visible from the public right-of-way further erodes potential significance on architectural and design grounds. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. Pools are typical construction for the time period. Therefore, the subject property does not appear eligible for listing under Criterion under to Criterion D/4.

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This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*
9. *It is a particularly good example of a period or style.*
10. *It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.*

No evidence was discovered connecting 750 E Rialto Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns significant to the city. Although the subject property is associated with residential development following establishment of the Pacific Electric Railway, it is not an early example of this development, having been built in 1966—53 years after the debut of the Pacific Electric Line—and it is not an important enough example to illustrate this development. Although the mobile home park was constructed during the period of significance, 1920-1969, for mobile home parks, it was constructed late in this period of significance and is one of an estimated 5,232 active mobile homes and RV parks in California, including nearly 20 mobile home parks in the City of Rialto alone. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for listing as local landmark pursuant to Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and do not represent a distinctive example of this housing type. The two community buildings are modest Contemporary buildings and do not possess sufficient character-defining features of exceptional quality (or integrity) to warrant consideration as notable examples of the style. The buildings are not known to be the work of a master architect or builder. Based on a visual inspection, the buildings do not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The buildings are not located in a unique location and are not an established

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and familiar visual feature of the neighborhood, community, or city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for listing as a local landmark pursuant to Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1966-1968. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1959. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Los Angeles Times. 23 October 1968. "Mobile home life is a far cry from trailers of '30s." P. 92.

McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. Alfred Knopf. Pp. 628-646.

NeighborWho. N.d. Property search report for 750 E Rialto Avenue, Rialto, CA. Accessed April 2025. https://neighborwho.com/

Redfin. N.d. Property listing for 750 E Rialto Avenue, Unit 18. Accessed April 2025. https://www.redfin.com/CA/Rialto/750-E-Rialto-Ave-92376/unit-18/home/186241258

San Bernardino County Assessor. N.d. "750 E Rialto Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 31 July 1966. "Cypress Gardens Mobile Home Estates." P. 57.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental Inc. (Sketch Map with north arrow required).

***Date of Evaluation:** 04/14/2025

(This space reserved for official comments).

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # (Assigned by recorder):** 750 E RIALTO AVENUE; MR #32 ***NRHP STATUS CODE:** 6Z



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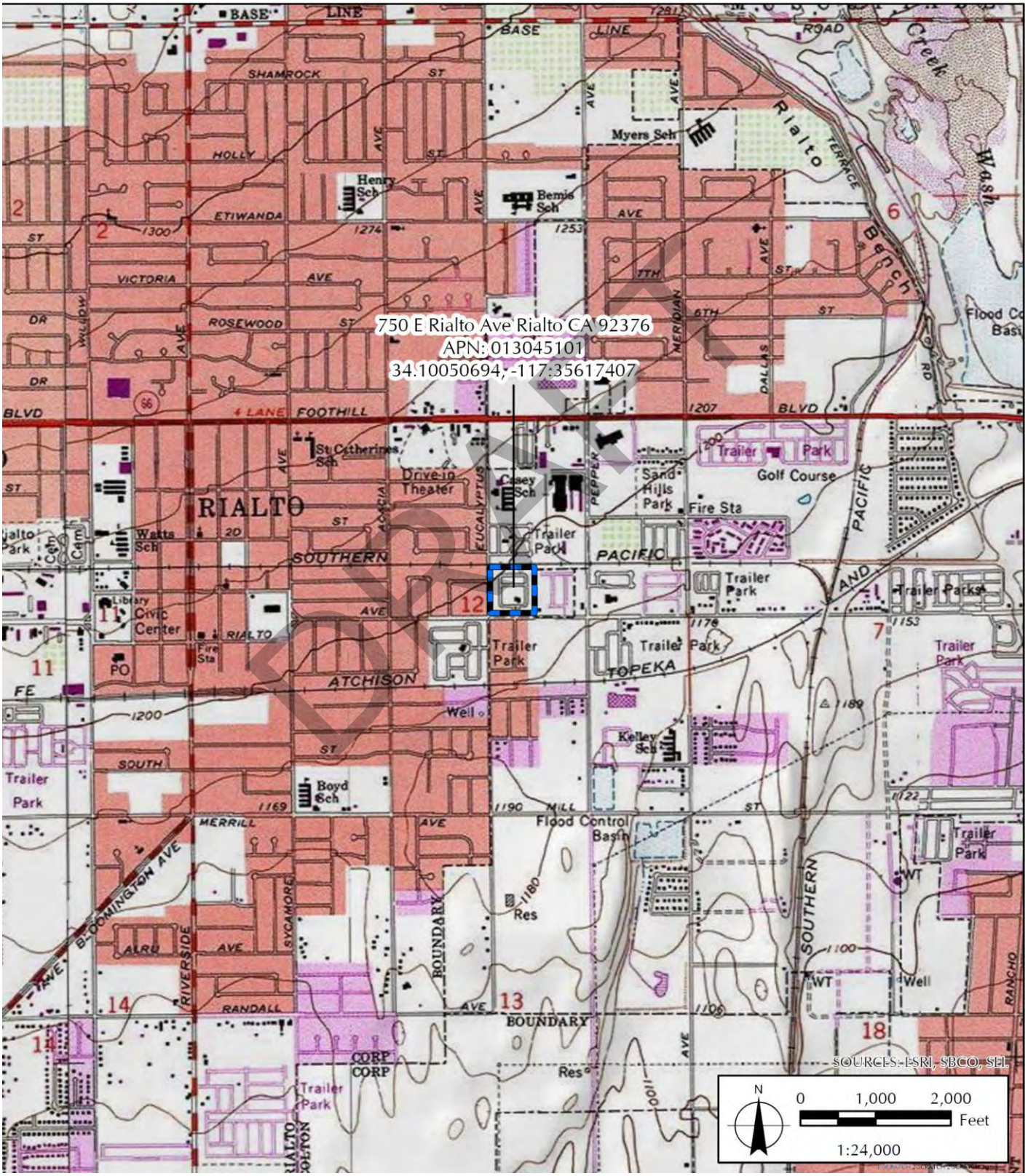
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: APN: 013-017-118**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI #			
PRIMARY RECORD	Trinomial			
	NRHP Status Code			
	Other Listings Review Code	Reviewer	Date	

 ***Resource Name or # (Assigned by recorder): 013-046-130; MR #33**

P1. Other Identifier: 2930 W Rialto Avenue

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

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

***b. USGS 7.5' Quad** Fontana, CA **Date** 1985 **T** 1S **; R** 5W ; SW ¼ **of** NE ¼ **of Sec** 12 ; S.B. **B.M.**

c. Address 2930 W Rialto Avenue City Rialto Zip 92377

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 467348.3 mE/ 3773338.8 mN

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

From Interstate 210 E take exit 72 for Pepper Avenue. Turn right onto N Pepper Avenue. Drive 2.4 miles. Turn right onto E Rialto Avenue. The subject property is on the right.

Elevation: 1185 feet above mean sea level Parcel #(s): 013-046-130

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

The approximately 369,427-square-foot subject property at 2930 W Rialto Avenue houses the Peppertree Mobile Home Park, built in 1970. The subject property is irregular in plan. As originally constructed in the 1970s, the mobile home park included approximately 42 spaces for mobile homes or RVs, as well as a clubhouse and pool near the south-facing entrance. Approximately 29 additional spaces were added to the east and west of the original development between 1980 and 1995. The mobile home units, although diverse in level of modification, are predominantly low-pitched, gabled roofed, or flat-roofed rectangular buildings with vinyl siding. Simple shed-roofed awnings supported by slender metal posts typically span significant portions of side elevations, providing cover for side porches or carports. The community is accessed via one entrance in the center of the south edge of the lot fronting W Rialto Avenue, where it approaches directly the clubhouse and pool. The clubhouse features an 'L'-shaped footprint with a low-pitched side-gabled roofline clad in what appears to be rolled roofing.

P3b. Resource Attributes: (List attributes and codes) HP13: Community Center/Social Hall

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: South Entrance from W Rialto Avenue



View (Direction Facing): North

Date 10/08/2024 Accession # N/A

***P6. Date Constructed/Age and Source:** 1970

☒ Historic ☐ Prehistoric ☐ Both Source: Determined based on San Bernadino County Assessor

***P7. Owner:** Residents Owned Co-Op (ROC)

Address 2930 W Rialto Avenue

City, State, Zip Rialto, CA 92376

***P8. Recorded By (Name):** Josh Poorman and Morgan Thomas

Affiliation Sapphos Environmental, Inc.

Address 430 N Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** 04/15/2025

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** Caltrans. 2025. Historical Resources Evaluation Report for Pacific Electric (PE) Trail Expansion from N Cactus Avenue to N Pepper Avenue. Unpublished report for City of Rialto, Public Works Department.

***Attachments:** ☐ NONE ☒ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Site Sketch Map ☐ Other: Photographs

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BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 013-046-130; Herkelrath Mobile Estates

B2. Common Name: 2930 W Rialto Avenue; Peppertree Mobile Home Park

B3. Original Use: Mobile Home Lot B4. Present Use: Mobile Home Lot

***B5. Architectural Style:** **Vernacular**

***B6. Construction History** (Construction date, alterations, and date of alterations):
The original building permits for the subject property's clubhouse and pool were not available, rendering unknown the original architect or builder. Available Sanborn fire insurance maps did not cover this portion of W Rialto Avenue and thus, an original date of construction could not be confirmed. However, a 1966 aerial photograph indicates that as late as that year, the subject parcel was fully covered with orchards. A 1968 aerial photograph reveals that most of the subject lot was cleared of fruit trees by that date but not yet developed. Buildings outside of, and to the immediate southwest and southeast of the subject lot fronting W Rialto Avenue remained in-situ and attached to orchards. A March 1970 newspaper advertisement listed the subject property as "community type living," stating that the property included, "swimming, Jacuzzi bath, clubhouse activities, shuffleboard, billiards, lounge, card room and horseshoe pitch" (*The San Bernardino County Sun* 1970). A 1977 aerial photograph indicates that approximately 40 of the units had been developed and built by that date, with the mobile home park expanding into the northwest corner of the lot. Much of the farmland to its immediate west remained, while most of the orchards to the immediate east had been cleared. A 1980 aerial photograph reveals that the mobile home park had fully expanded to its eastern and northern edges of the parcel by that date. A 1995 aerial photograph indicates the same along the property's western edge.

The clubhouse appears to be clad in either vinyl or wood siding and features vinyl windows across its primary/east and south elevations. The south and west elevations open onto a concrete pad and kidney-shaped pool. These elevations include shed-roofed metal awnings supported by slender metal posts to provide additional shade for guests. The primary/east elevation includes two doors beneath a similar awning supported by decorative metal posts. Two five-step staircases with metal railings ascend towards a small entrance stoop for each entrance. The southmost (left) door is covered in a metal security gate, and the northmost (right) entrance is a full-lite door. There is a fixed vinyl window between the two entrances, and other vinyl windows appear on the south and east elevations. Cinderblock walls span the south, east, and north edges of the parcel. The lot shares a west border with Cypress Gardens Mobile Home Park, and the north edge of the parcel shares a border with the former Pacific Electric Railway right-of-way.

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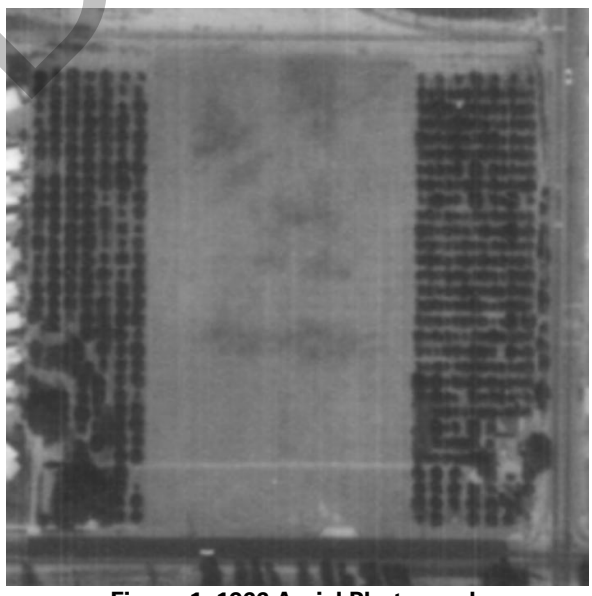


Figure 1. 1966 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*

BUILDING, STRUCTURE, AND OBJECT RECORD



Figure 2. 1977 Aerial Photograph
SOURCE: *FrameFinder, UC Santa Barbara Library*



Figure 3. View of Clubhouse (c. 2025)
SOURCE: *MHBO.com*

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***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** Not Applicable **Original Location:** Not Applicable

***B8. Related Features:** None

B9a. Architect: Not Available b. Builder Not Available

***B10. Significance: Theme** Residential Development **Area** Rialto, CA

Period of Significance 1920-1969 **Property Types:** Residential

Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

In 1852, George Lord settled in the Rialto area. He grew and sold muscat grapes and was the first to produce marketable raisins made from the grapes. The Santa Fe Railroad brought many families into Rialto to settle and

cultivate citrus groves and vineyards. The Semi-Tropic Land and Water Company bought 28,500 acres of land west of Lytle Creek and laid out the townsite of Rialto. The arrival of a group of Kansas Methodists in 1887 officially started the town. Due to the abundance of water supplies of Lytle Creek, Rialto had seven packing houses in town. Most of the men and many women worked in the packing house. In 1913, the Pacific Electric Railroad completed a line through Rialto that led to a speedy passenger service to Los Angeles and San Bernardino. The Pacific Electric Railway and the Union Pacific Railroad had a complex relationship involving shared tracks and a unique line. The Pacific Electric's Riverside-Rialto Line, though not owned by the Pacific Electric, was a vital link in its network and operated under an agreement with Union Pacific. This agreement stipulated that Pacific Electric handled all passenger service, while both railroads operated freight trains on the line. Starting in the 1950s through the 1960s, during the post-World War II era, Rialto shifted from a rural community to a residential community. As a result of military veterans returning home, California and the U.S. underwent mass population growth and related expansion in the urbanization and housing development industries to accommodate these new shifts in American culture and lifestyle. Minimal Traditional building styles and housing tract development in once rural areas became common during the post-WWII era.

The earliest newspaper reference to the subject property is a January 1970 advertisement for a new "deluxe mobile home park" known as "Herkelrath Mobile Estates," which promoted both furnished and unfurnished models complete with carpets, patio awnings, large porches, and full skirting (*The San Bernardino County Sun* 1970). Another advertisement from February 1970 offered one year of free rent for any purchaser of a mobile home "completely set up [and] ready for immediate occupancy" (*The San Bernardino County Sun* 1970). The property may have been owned or associated with Lawrence A. Herkelrath, a longtime resident of Rialto who was a member of Rialto Junior High's first graduate class (*The San Bernardino County Sun* 1984). A 1951 newspaper article notes that Mr. and Mrs. Lawrence Herkelrath were Christmas dinner guests at the home of Mrs. A. V. Herkelrath at 2950 Rialto Avenue. This property is the single-family residence (originally with associated orchards in the 1966 aerial photograph) to the immediate southeast of the subject lot. It is thus possible, even likely, that the subject lot was originally owned and operated as farmland by a member of the Herkelrath family. The subject property remained Herkelrath Mobile Estates as late as 1993, when it was advertised as a meeting location for CareAmerica65, a Medicare-contracted HMO plan, in that year (*The San Bernardino County Sun* 1993). The earliest reference to the subject property as "Peppertree Mobile Park" is 1996, when a yard sale was referenced at Space 17 (*The San Bernardino County Sun* 1996).

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Figure 4. 1970 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*



Figure 5. 1970 Newspaper Advertisement
SOURCE: *The San Bernardino County Sun*

Evaluation

National Register of Historic Places and California Register of Historical Resources

Rialto was initially established in the 1880s with the arrival of the Santa Fe Railroad. A second railroad, the Pacific Electric Railway, was extended to Rialto in 1913, which ushered in a period of agricultural and residential development. Real estate advertisements specific to the City beginning in 1913 reference residential development proximal to the Pacific Electric Line. The subject property, developed in 1970, demonstrates a transition from agricultural to residential usage of the parcels adjacent to the Pacific Electric Line, as orchards were removed at various points between 1959 and 1984 and replaced with the mobile home park. The subject property is not an early example of this residential development; nor is it an important enough example to illustrate this development. The subject property furthermore postdates the generally recognized period of significance for Trailer Parks and Mobile Home Parks, according to SurveyLA's *Los Angeles Citywide Historic Context Statement*. According to SurveyLA, "Trailer parks and mobile home parks are significant as a type of multi-family residential development in Los Angeles, representing the evolution of prefabricated mobile housing from exclusively tourism related uses to affordable permanent housing. The period of significance extends from 1920-1969, when the construction of trailer and mobile home parks was most common." Although the City of Rialto sits outside the bounds of SurveyLA's study area, the same patterns of multi-family residential development unfolded in San Bernardino County as well. By 1941, California "was home to the second-highest number of trailer parks in the country, with 185 camps statewide, bested only by Florida with 247." Beginning in the 1950s, more and more people began taking up full-time residency in trailers. Mobile homes consequently began to expand in size and acquire more typical characteristics of single-family residences, including integrated bathroom facilities, fold-out porches, full-height doors, and jalousie and bay windows. Mobile home parks also took on characteristics more typical of residential development, including central recreation or community buildings, playgrounds, and swimming pools. With updated homes and parks offering more amenities, the "transient nature of park residency diminished" as these spaces began to "foster a strong sense of community among residents." A 1969 *Los Angeles Times* article indicated that 20 out of 100 Californians lived in mobile homes. By the 1970s, construction evolved from transient trailers to "modular" homes, which were often transported from the manufactured facility on flatbed trucks and assembled on-site. According to SurveyLA, mobile homes became known as "manufactured homes" in 1976 following the implementation of HUD safety standards, and remained popular in subsequent

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decades. The subject property is not an early example of a mobile home park, and its construction in 1970 postdates the period of significance. Therefore, the subject property is ineligible under Criterion A/1.

Based on a review of deeds and available online archival data for persons who owned or lived in the residence, the subject property has no known associations with persons whose activities made demonstrable contributions to the social, economic, political, or cultural history of the City of Rialto, the state, or the nation. Therefore, the subject property is ineligible for listing under Criterion B/2.

Under Criterion C/3, properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The property is determined not eligible as it lacks architectural distinction. The subject property's community clubhouse does not exhibit a coherent architectural style and does not retain sufficient integrity, with multiple vinyl replacement windows visible across the south and east elevations, to warrant consideration under this criterion. The subject property is not known to be the work of a master architect or builder. Therefore, the subject property is ineligible under Criterion C/3.

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the building. The site is not expected to yield important information pertaining to history. Most of the buildings on-site were prefabricated and moved to the site after their construction. Pools are typical construction for the time period. Therefore, the subject property is ineligible for listing under Criterion D/4.

The subject property is ineligible for listing in the NRHP. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

City of Rialto Historic Preservation Ordinance

Along with criteria for significance established by the NRHP and CRHR, the City of Rialto (Municipal Code 2.20.060; Ord. No. 1545, § 3, 6-24-14) establishes 10 criteria for potential listing as a local landmark or historic district. According to the City's nomination and designation program for historic resources, any one of the following findings may be used to determine a local landmark designation:

1. *It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state of California or the United States.*
2. *It is the site of a documented historic event.*
3. *It is strongly identified with a person or person who significantly contributed to the culture, history, or development of the city.*
4. *It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*
5. *It is notable work of an architect or master builder.*
6. *It embodies elements of architectural design, detail, materials or craftsmanship.*
7. *It has unique or singular physical characteristics representing an established and familiar visual feature in the city.*
8. *It has unique design or detailing.*

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9. It is a particularly good example of a period or style.

10. It is located within a historic district, contributes to the overall feeling of the district, and which individually may lack significance.

No evidence was discovered connecting 2930 W Rialto Avenue with history related to the City of Rialto or with people significant to the city, or with geographical and settlement patterns significant to the City of Rialto. It was difficult to ascertain from publicly available data the "original" mobile home development in the City of Rialto; however, the Cypress Park Mobile Home Park, with 75 spaces, was developed in 1966, and El Dorado Mobile Home Park, with 121 units, was developed in 1969, both during the period of significance. Although the subject property is associated with the theme of Trailer Parks and Mobile Home Parks (period of significance 1920-1969), the subject property is not an early example of this development, having been built in 1979. In addition, the subject property is not an important enough example to illustrate this period of development. Furthermore, the subject property is not strongly identified with people of significance who contributed to the culture, history, or development of the city. Therefore, the subject property is ineligible for local listing under Criteria 1/2/3.

The City building record, historic newspapers, and other online sources do not identify an architect, designer, or builder associated with the subject property. The layout, design, and architectural style are commonplace and does not represent a distinctive example of this housing type. The clubhouse and pool area does not embody a distinct architectural style and lacks sufficient integrity to warrant consideration of eligibility on architectural grounds. The building is not known to be the work of an architect or builder. Based on a visual inspection, the building does not embody distinctive elements of architectural design, detail, materials, or craftsmanship. The building is not located in a unique location and is not an established and familiar visual feature of the neighborhood, community, or the city. The subject property is not unique in its design or detailing. The mobile home park does not exhibit unique or singular physical characteristics representing an established and familiar visual feature in the city. It is not a particularly good example of a period or style. The subject property is not located within a historic district. Therefore, the subject property is ineligible for local listing under Criteria 4/5/6/7/8/9/10.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:**

Apartments.com. N.d. "El Dorado Mobile Home Park." Accessed April 2025. https://www.apartments.com/el-dorado-mobile-home-park-rialto-ca/8ypbwm0/

City of Rialto Municipal Code. N.d. Section 2.20.060. "Nomination and designation program for historic resources." Accessed April 2025. https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.20HIPRCO_2.20.020MEPP

FrameFinder. 1966-1977. Historic aerial photos. UC Santa Barbara Library. Accessed April 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Historic Aerials. 1948-1995. Historic aerial photos. Accessed April 2025. https://www.historicaerials.com/viewer

Los Angeles Times. 23 October 1968. "Mobile home life is a far cry from trailers of '30s." P. 92.

MHBO.com. N.d. Property listing for 2930 W Rialto Avenue, Rialto, CA. Accessed April 2025. https://www.mhbo.com/mobile-home-park/54823-peppertree-mobile-home-park-2930-w-rialto-ave-rialto-ca-92376

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Redfin. N.d. Property listing for 2930 W Rialto Avenue, Unit 12. Accessed April 2025. https://www.redfin.com/CA/Rialto/2930-W-Rialto-Ave-92376/unit-12/home/40074403?msockid=3165f2f8749e645b3fcee6f2750c65e7

Rialto Record. 28 December 1951. "Personals." P. 4.

San Bernardino Assessor. N.d. "2930 W Rialto Avenue." Accessed April 2025. https://arcpropertyinfo.sbcounty.gov/

The San Bernardino County Sun. 11 January 1970. "Now open: Deluxe mobile home park." P. 63.

The San Bernardino County Sun. 8 February 1970. "Free rent for 1 year." P. 53.

The San Bernardino County Sun. 21 March 1970. "Mobile home living at its finest." P. 30.

The San Bernardino County Sun. 30 September 1984. "Rialto Junior High School's first grads gather for jubilee." P. 14.

The San Bernardino County Sun. 9 September 1993. "Health plans. The choice is yours." P. 9.

The San Bernardino County Sun. 9 August 1996. "Yard sale." P. 40.

SurveyLA. January 2016. Los Angeles Citywide Historic Context Statement. "Theme: Trailer Parks and Mobile Home Parks, 1920-1960." Prepared for City of Los Angeles Department of City Planning, Office of Historic Resources. Pp. 4-12. Accessed April 2025. https://planning.lacity.gov/odocument/4960e8aa-327c-44ab-be58-ed0c67ed916b/Trailer%20Parks%20and%20Mobile%20Home%20Parks,%201920-1969.pdf

B13: Remarks: None

***B14. Evaluator:** Josh Poorman, Sapphos Environmental, Inc.

***Date of Evaluation:** 04/15/2025

(This space reserved for official comments).

(Sketch Map with north arrow required).



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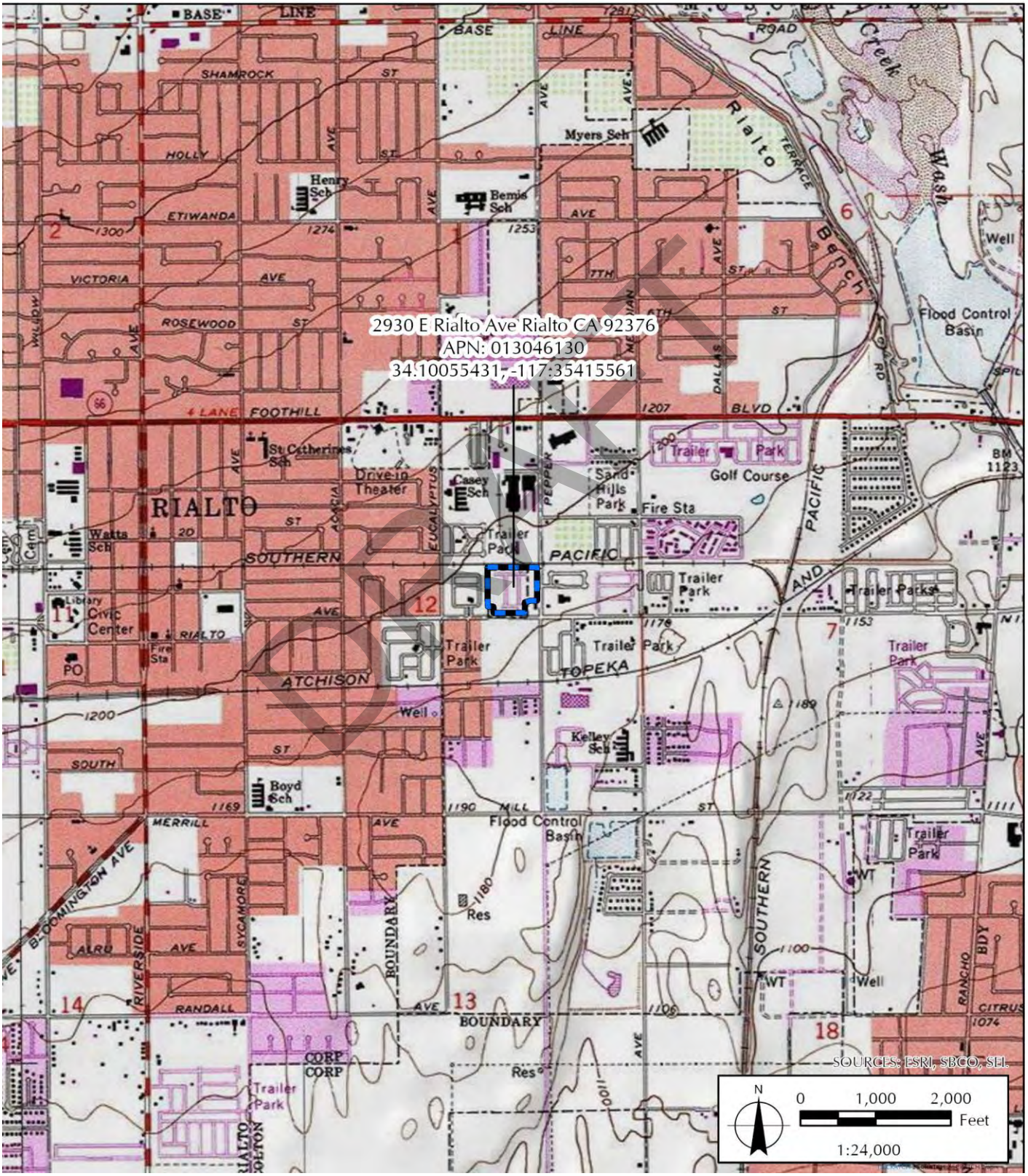
State of California - The Resources Agency Primary #

DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

***Resource Name or #: 013-046-130; MR #33**

***Map Name:** Fontana, California ***Scale:** 1:24,000 ***Date of map:** 1985



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Attachment D

Public Outreach Consultation

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Mailing List

Government Agency

San Bernardino County Planning Commission
County Government Center
385 N Arrowhead Avenue
San Bernardino, CA 92415
PlanningCommissionComments@lus.sbcounty.gov

Local Historical Societies / Historic Preservation Groups

Rialto Historical Society
John Adams, Historian,
205 N Riverside Avenue
Rialto, CA 92376
Rialtohs.org@gmail.com

San Bernardino County Museum
David Myers, Museum Director
2024 Orange Tree Lane
Redlands, CA 92374
David.myers@sbcm.sbcounty.gov

Pacific Electric Railway Historical Society
Michael Patris, Founder & President, MLPSI
P.O. Box 431
San Gabriel, CA 91778
mpatris@mountlowe.org

DRAFT

April 4, 2025

Pacific Electric Railway Historical Society
Michael Patris, Founder & President, MLPSI
P.O. Box 431
San Gabriel, CA 91778
mpatris@mountlowe.org

SUBJECT: Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Patris,

With several funding grants secured for the Pacific Electric (PE) Trail Expansion (Project), the City of Rialto (City) is developing the PE Trail Project located in San Bernadino County, California (County). The Project will expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west.

The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018. The proposed trail runs within the ROW of an abandoned railroad track, within the City of Rialto, which consists of residential, commercial, and manufacturing areas.

The purpose of this letter is to request your organization's input on potential or designated historical resources or other cultural resources in the project area. The historic architectural study area consists of the entirety of legal parcels adjacent to the direct construction footprint where public improvements or temporary construction easements (TCEs) would occur outside of the public ROW. The Area of Potential Effects (APE) for the Project includes both the Direct APE and the Indirect APE (Attachment A, *APE Map*).

SAMPLE

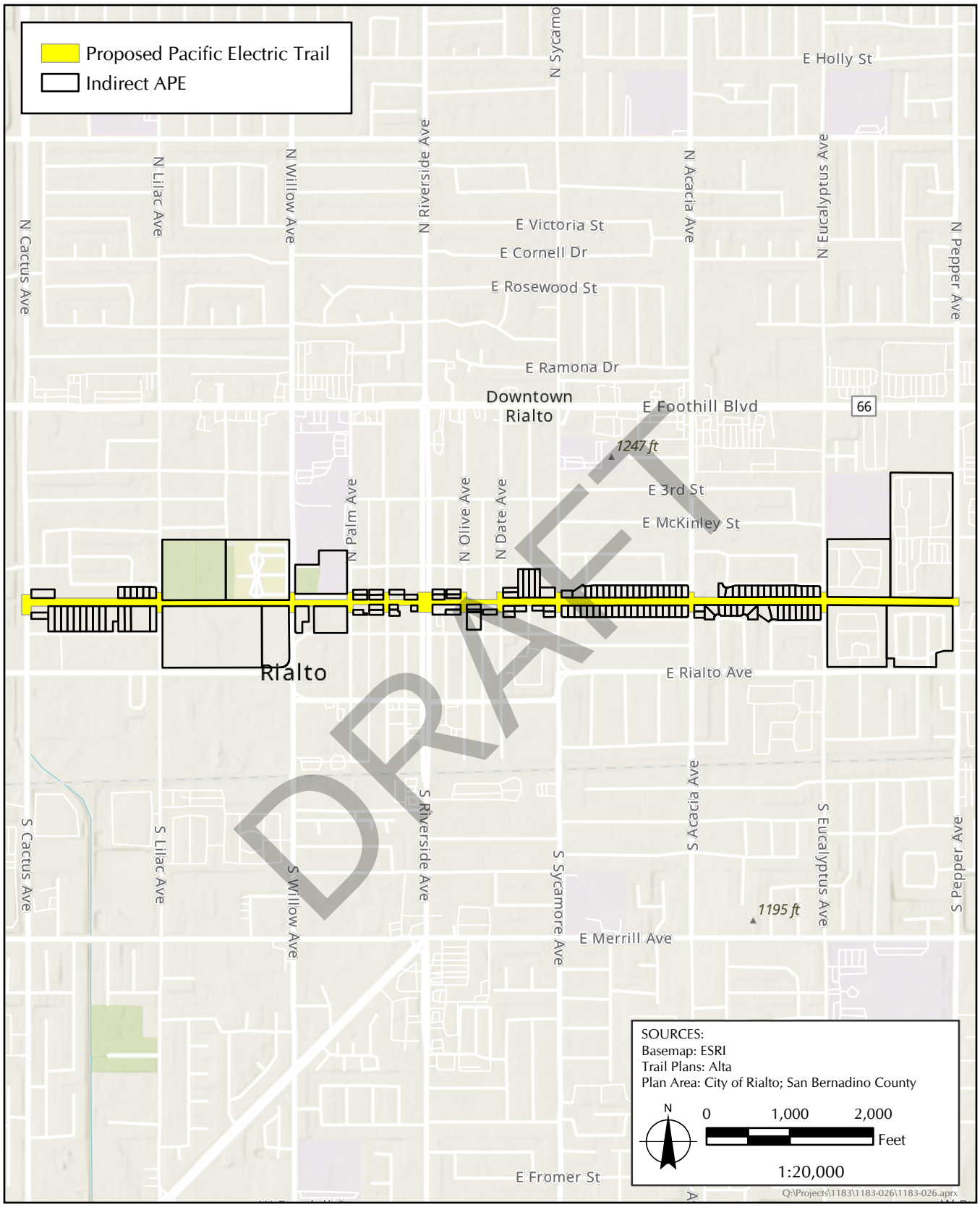
Please notify Sapphos Environmental, Inc. in writing within the next 30 days if you have information or concerns regarding potential or identified historical resources in the Project APE.

Sincerely,

Letter Signer
Title

Attachment: Area of Potential Effects Map

SAMPLE



Attachment A

APE Map

Entity Contacted	Action	Date of Contact
Rialto Historical Society	Contacted via email	4/4/2025 – Sapphos Environmental, Inc. transmission of public outreach letter
		4/9/2025 – John Lenau replied via email acknowledging the Historical Society takes interest in the preservation of historic buildings in the community
		4/11/2025 – Sapphos Environmental, Inc. follow-up email inquiring on existence of a current list of local historic landmarks within the City of Rialto
		4/13/2025 – John Lenau replied via email with a list of known historic sites in the area, those of which that are within the Project APE are covered in this report
San Bernardino County Museum	Contacted via email	4/4/2025 – Sapphos Environmental, Inc. transmission of public outreach letter
		4/4/2025 – David Myers, Museum Director, acknowledged receipt of public outreach letter
San Bernardino County Planning Commission	Contacted via email	4/4/2025 – Sapphos Environmental, Inc. transmission of public outreach letter
Pacific Electric Railway Historical Society	Contacted via email	4/4/2025 – Sapphos Environmental, Inc. transmission of public outreach letter

Sapphos Environmental, Inc. received no additional comments regarding public outreach letters to neighboring government agencies and historical societies regarding the development of the City of Rialto's Pacific Electric (PE) Trail Expansion Project.

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Attachment E

NAHC Results Native American Consultation

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Section 106 NHPA Native American Consultation for the Pacific Electric Trail Project

Native American Tribe	Native American Representative	Address	Email	Phone	Document Sent	Date/Format	Response or Comment
Yuhaaviatam of San Manuel Nation	Dr. Alexandra McCleary, Director of Cultural Resource Management Kristen Tuosto, Tribal Archaeologist	26569 Community Center Dr. Highland, CA 92346	alexandra.mccleary@sanmanuel-nsn.gov	(909) 633-0054	Initial Section 106 Consultation Letter FPN: ATPL 5205(033) Rialto Pacific Electric (PE) Trail Expansion Project Sent by Caltrans District 8 Native American Coordinator	1/6/25; Hardcopy Mail (letter on Caltrans letterhead, signed by Gary Jones)	• 1/23/25; acknowledged receipt of project materials received on 1/7/25. Requested cultural report (with DPR forms if sites identified), geotechnical report, and project plans showing depth of disturbance. Noted Tribe automatically elected consulting party status if materials not provided within 30-day window. • Coordination continued with SEI between January–June 2025; requested materials provided. • Email sent from SEI to Kristen Tuosto, on 6/2/25 • Tribal consultation closed 6/24/2025
Soboba Band of Luiseño Indians	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA 92581	jontiveros@soboba-nsn.gov	(951) 663-5279	Initial Section 106 Consultation Letter FPN: ATPL 5205(033) Rialto Pacific Electric (PE) Trail Expansion Project Sent by Caltrans District 8 Native American Coordinator	1/6/25; Hardcopy Mail (letter on Caltrans letterhead, signed by Gary Jones)	• No response received to original outreach. • 2/6/25; Follow-up attempt via hardcopy letter and email. 3/6/25; Second follow-up attempt made via hardcopy letter and email. • No response received to either follow-up attempt.
Gabrieleño Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman	P.O. Box 393 Covina, CA 91723	admin@gabrielenoindians.org	(844) 390-0787	Initial Section 106 Consultation Letter FPN: ATPL 5205(033) Rialto Pacific Electric (PE) Trail Expansion Project Sent by Caltrans District 8 Native American Coordinator	1/6/25; Hardcopy Mail (letter on Caltrans letterhead, signed by Gary Jones)	• No response received to original outreach. • 2/6/25; Follow-up attempt via hardcopy letter and email. 3/6/25; Second follow-up attempt made via hardcopy letter and email. • No response received to either follow-up attempt.

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NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710

August 19, 2024

Lilibeth Tome
Sapphos Enviromental Inc.

Via Email to: ltome@sapphosenviromental.com

Re: Pacific Electric Trail Project, San Bernardino County

Dear Ms. Tome:

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

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

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

If you have any questions or need additional information, please contact me at my email address: Cameron.vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

Attachment

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Appendix G

Limited Phase II Environmental Site Assessment Report and Updated Phase II Environmental Site Assessment Report

CONVERSE CONSULTANTS

Limited Phase II Environmental Site Assessment Report

Pacific Electric Trail Expansion
North Cactus Avenue to North Pepper Avenue
Rialto, California

Converse Project No. 20-16-100-02

August 9, 2024

Prepared For:

Alta Planning & Design, Inc.
711 SE Grand Avenue
Portland, Oregon 97214

Prepared By:

Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

August 9, 2024

Mr. Steven B. Frieson
Project Manager
Alta Planning & Design, Inc.
711SE Grand Avenue
Portland, Oregon 97214

Subject: **Limited Phase II Environmental Site Assessment Report**
Pacific Electric Trail Expansion
North Cactus Avenue to North Pepper Avenue
Rialto, California
Converse Project No. 20-16-100-02

Mr. Frieson:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a *Limited Phase II Environmental Site Assessment Report* that was conducted at the referenced property.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact either Michael Van Fleet at (626) 930-1267 or Norman Eke at (626) 930-1260.

Sincerely,

CONVERSE CONSULTANTS

Michael Van Fleet, PG
Senior Geologist

PROFESSIONAL GEOLOGIST
MICHAEL A. VAN FLEET
No. 7869
STATE OF CALIFORNIA

Norman Eke
Managing Officer

Dist: 1/Addressee via Electronic Mail

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1.0 Introduction

This *Limited Phase II Environmental Site Assessment* report has been prepared by Converse Consultants (Converse), on behalf of Alta Planning & Design, Inc., for the sampling conducted along the former Pacific Electric Railway (Pacific Electric Trail Expansion) between North Cactus Avenue and North Pepper Avenue, in the City of Rialto, San Bernardino County, California, referred to as the "Site" in this report. Converse was retained by Alta Design & Planning, Inc. to conduct this *Limited Phase II Environmental Site Assessment* at the Site as outlined in our proposal dated December 8, 2023.

Converse generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-19 *Standard Practice for Environmental Site Assessments (ESA): Phase II Environmental Site Assessment Process* (ASTM, E 1903-19). The purpose of conducting the assessment in accordance with ASTM E1903-19 is to acquire and evaluate information sufficient to achieve the objective(s) set forth by the *User* and Converse.

The objectives of this assessment were developed based on the findings of a Phase I Environmental Site Assessment (ESA) report prepared by Converse Consultants and dated January 15, 2021. The following Recognized Environmental Concerns (RECs) were identified in the Phase I ESA report:

- A portion of the Site was identified on the Federal Brownfields database. The western portion of the Site was part of a 2012 Phase I ESA ("Rails to Trails" project), in which elevated levels of arsenic and other metals were discovered in soils due to former uses of the Site as a railroad easement.
- The historic use of the Site for a railroad easement
- Two areas of staining located on the Site.

The following environmental concerns were also identified:

- The potential historic use of grease or lubricants that may have been used to maintain the railroad switches.
- Stormwater runoff from the adjacent Southern California Edison (SCE) facility migrating onto the Site.
- Potential underground storage tanks (USTs) at an adjacent property (190 North Willow Avenue) with no closure.
- Soil/rock/asphalt piles on the Site.

Converse recommended additional assessment consisting of the following:

- Soil sampling along the railroad track and near the easement/property lines of select adjacent sites.
- Remediation of the western portion of the Site is also recommended.

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The objective of this *Limited Phase II ESA* is the following:

- Evaluate the subject site for potential impacts from the historical use of the property as a railroad easement, and potential impacts related to adjacent properties.
- Evaluate debris piles noted on the Site for the presence of asbestos and/or lead-based paint.
- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

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2.0 Background

Details in the following sections regarding the Site and surrounding areas were obtained from the Converse Phase I ESA Report, dated January 15, 2021, and from onsite observations.

2.1 Site Description and Features

2.1.1 Current Uses of the Site

The Site is owned by San Bernardino County Transportation Authority and is currently occupied by a railroad easement.

2.1.2 Location

The Site is located between North Cactus Avenue to the west and North Pepper Avenue to the east, and generally north of West and East Rialto Avenue, in the City of Rialto, County of San Bernardino, California.

The Site is located approximately 2.5-miles south of Interstate 210 (Foothill Freeway) and 3-miles west of Interstate 215 (Riverside Freeway). The approximate location of the Site is indicated on Figure 1.

Converse was not provided with Assessor Parcel Number(s) for the Site; therefore, a Site legal description was not found.

2.1.3 Site and Vicinity General Characteristics

The Site consists of an approximate 1.75-mile-long railroad easement. Railroad tracks were observed along the majority of the easement, beginning from the eastern terminus at North Pepper Avenue, to almost the western terminus of the Site (approximately 275-feet east of North Cactus Avenue does not have tracks).

Properties in the general area are of mixed use, including residential, commercial, and industrial purposes, as well as areas of vacant land.

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2.2 Physical Setting

2.2.1 Topography

The Site is located approximately 1,200 to 1,240 feet above mean sea level with surface topography sloping towards the south-southeast (United States Geological Survey [USGS] Topographical Map, Fontana and San Bernardino South, California, 2015).

2.2.2 Geology

The Site is underlain by unconsolidated and semi-consolidated alluvium, lake, playa, and terrace deposits (Division of Mines and Geology, Geologic Map of California, 2010).

2.2.3 Hydrogeology

According to the Western Municipal Water District, the nearest groundwater well to the Site is located at the intersection of North Cactus Avenue and West Rialto Avenue, approximately 600 feet south of the Site. The depth to groundwater was measured in December 2018 and found to be approximately 415 feet below ground surface (bgs). The direction of regional groundwater flow is toward the southwest (Geotracker website, Arco, 2001).

2.3 Site History and Land Use

From as early as 1892, the Site appeared with two dwellings and two detached garages and vacant land between Orange Avenue and Olive Avenue. The general vicinity appeared to be occupied by scattered residential, and vacant land with a general store and hotel to the south.

By 1907, the Site located between Date Avenue and Orange Avenue was occupied by three dwellings, detached garages, and vacant land. The general vicinity consisted of primarily residential properties. A church appeared to the south and an auto repair shop and lumber shed appeared to the far south. The general store and hotel identified on the previous maps were no longer present.

By 1911, the Site between Palm Avenue and Date Avenue consisted of five dwellings, six detached garages or sheds, and one small, unidentified structure. The general vicinity appeared to be predominantly residential with some commercial uses, including churches, lumber yards, storage buildings, lodging, and a print shop to the south.

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By 1932, the Site area was occupied by Pacific Electric Railway Co's Right-of-Way. A structure identified as "Pac Elec Railway Co's Freight and Passenger Depot" was located on a portion of the Site at the northwest corner of North Riverside Avenue and West 1st Street. A Pac Electric Co's substation building appeared west of North Riverside Avenue just south of the Site's southern boundary. The general vicinity was predominantly residential, Rialto Public School appeared to the northwest of North Palm Avenue and commercial development appeared south of the Site beyond West Arrow Highway.

From 1938 to 1948, the Site appeared occupied by a railroad easement. The adjacent properties north and south of the Site remain as residential properties.

By 1954, the Site remains as a railroad easement, with adjacent properties appearing as residential, vacant land, or agricultural land with the cemetery present west of North Willow Avenue and present day community center east of this street. The majority of adjacent properties appear as residential developments.

By 1967, the Site remains as a railroad easement. The adjacent properties now appeared with a mobile home park and an industrial facility (currently SCE plant) along the northeast, Rialto Park west of the cemetery, and a lumber yard and church south adjacent to the Site. A railroad spur appeared evident on the lumber yard site. The remaining adjacent areas were either vacant or agricultural land. An increase in residential, commercial, and scattered industrial developments appear in the general vicinity.

Up to 1980, no significant changes to the Site appears, with the only significant change in land use being the presence of additional mobile home parks to the north and south of the Site along the eastern end and commercial development appeared to the south along the western end of the Site.

From 1985 to 2018, no significant changes were noted on the Site, with the only significant changes being changes in adjacent land use in which commercial development began to appear south of the Site and west of North Riverside Avenue. The present-day police station appeared to the south along North Willow Avenue by 2005.

2.4 Adjoining Property Land Use

North: Primarily residential properties with a few scattered vacant lots. Bud Bender Park and Rialto Cemetery are located between North Lilac Avenue and North Willow Avenue. Margart Todd Park is located between North Willow

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Avenue and North Palm Avenue. An SCE facility is located at 300 North Pepper Avenue.

Northeast: North Pepper Avenue followed by a vacant lot.

South: Primarily residential, a church and commercial/light industrial property along the western side of the Site easement.

Southeast: North Pepper Avenue, followed by a mobile home park.

Southwest: North Cactus Avenue followed by vacant land.

Northwest: North Cactus Avenue followed by residential.

2.5 Summary of Previous Assessment Reports

Converse previously completed a Phase I ESA, dated January 15, 2021, at the Site. In that assessment, Converse made the following observations:

The Site is an approximate 1¾-mile long vacant railroad easement. Railroad tracks were observed along the majority of the easement, beginning from the eastern terminus at North Pepper Avenue to the western terminus of the Site, approximately 274 feet east of North Cactus Avenue.

Historically, the center portion of the Site was occupied by residential dwellings and the remaining areas were occupied by agricultural land from as early as 1892. By 1929, the railroad easement (Pacific Electric Railway Co.) occupied the Site. The railroad appears to have operated until at least 1966, and by 1975, the tracks along the west end of the Site were no longer present.

The Phase I ESA revealed no evidence of *Recognized Environmental Conditions* (RECs) in connection with the Site except for the following:

- A portion of the Site was identified on the Federal Brownfields database. The western portion of the Site was part of a 2012 Phase ESA (“Rails to Trails” project), in which elevated levels of arsenic and other metals were discovered in the soils due to former uses of the Site as a railroad easement.
- The historic use of the Site for a railroad easement, and
- The two areas of staining located on the Site.

The following environmental concerns were also identified:

- The potential historic use of grease or lubricants that may have been used to maintain the railroad switches
- Stormwater runoff from adjacent SCE facility migrating onto the Site

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- Potential USTs at an adjacent property (190 North Willow Avenue) with no closure
- Soil/rock/asphalt piles on the Site.

Based on this assessment, Converse recommended additional assessment along the railroad track and near the easement/property lines of select adjacent sites. Remediation of the western portion of the Site was also recommended in that Phase I ESA, but it is noted that remedial actives were already conducted to address the soil impacted with elevated concentrations of metals.

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3.0 Work Performed and Rationale

3.1 Scope of Assessment

A conceptual model was developed based on data presented regarding the historic use of the Site.

3.1.1 Target Analytes

Due to historical railroad easement use, debris piles, and areas of staining, the target analytes are metals, volatile organic compounds (VOCs), and pesticides.

3.1.2 Target Analytes First Entered the Environment

Target analytes would have first entered the environment through spills and/or releases to the surface soils.

3.1.3 Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analytes

The data suggests the potential of subsurface soil contamination due to historical railroad easement and potential offsite stormwater runoff.

The *Soil Screening* consisted of the following primary elements:

- Soil borings were advanced at twenty (20) locations (PE1 through PE20) to maximum depths of 5-feet bgs. Samples were generally collected at depths of 2 and 5-feet bgs. The approximate boring locations are indicated on Figures 2A through 2F. Borings were generally located between or within approximately 10 feet of existing rail lines, and at locations near switch gear, and/or adjoining properties of concern.

  Soil borings were advanced using direct push (Geoprobe®) drilling methods. Samples were collected in acetate sleeves, sealed with Teflon and capped with polyethylene caps. Portions of the soil samples were field screened for the presence of VOCs using a photo ionization detector (PID). Sub-samples for analysis of VOCs were collected in accordance with EPA Method 5035 using Encore sample containers. Samples were labelled and placed on ice for transport to a California-certified laboratory.

- Soil samples were submitted to Jones Environmental under chain of custody control for analysis of Total Petroleum Hydrocarbons (TPH), Title 22 Metals, VOCs, SVOCs/PAHs, OCPs, and PCBs by EPA Methods 8015M, 6010B/7471A, 8260B, 8270C, 8081, and 8082 respectively.

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Jones Environmental was requested to have samples be composited into 7 composite samples from each depth (COMP 1 through COMP 14) for analysis (2 samples with 2 aliquots, 4 samples with 3 aliquots, and 1 sample with 4 aliquots). Sample locations and breakdown of composite samples can be found on Figures 2A through 2F.

Upon the completion of sample collection, all borings were backfilled with hydrated bentonite.

No significant piles of debris, other than gravel, were observed during the implementation of the sampling activities. Therefore, no samples were collected for the analysis of asbestos and/or lead-based paint.

3.2 Field Quality Assurance/Quality Control

The following are some of the quality assurance and quality control measures that were taken to evaluate the quality of the data generated:

- Standard EPA sample handling protocol, including chain-of-custody control was followed.
- New, dedicated sampling equipment (acetate sleeves, nitrile gloves) were used for the collection of each sample.
- Non-dedicated sampling equipment (Geoprobe bits, rods) were decontaminated between borings.
- Samples analyzed for VOCs were extracted by the laboratory within 48 hours of being collected. Samples were analyzed within the specified hold times.

3.3 Chemical Analytical Methods

The soil samples were delivered under chain of custody documentation to Jones Environmental. Soil samples were compiled into the following composite samples:

Comp 1: PE1-2, PE2-2

Comp 2: PE1-5, PE2-5

Comp 3: PE3-2, PE4-2, PE5-2

Comp 4: PE3-5, PE4-5, PE5-5

Comp 5: PE6-2, PE7-2, PE8-2

Comp 6: PE6-5 PE7-5, PE8-5

Comp 7: PE9-2, PE10-2, PE11-2

Comp 8: PE9-5, PE10-5, PE11-5

Comp 9: PE12-2, PE13-2, PE14-2

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Comp 10: PE12-5, PE13-5, PE14-5

Comp 11: PE15-2, PE16-2, PE17-2, PE18-2

Comp 12: PE15-5, PE16-5, PE17-5, PE18-5

Comp 13: PE19-2, PE20-2

Comp 14: PE19-5, PE20-5

These samples were analyzed for TPH-Carbon Chain, Title 22 Metals, VOCs, SVOCs, OCPs, and PCBs utilizing EPA Methods 8015M, 6010B, 8260, 8270, 8081, and 8082 respectively. Analysis for VOCs were conducted using the sub-samples collected in EnCore sample containers. All other soil samples were archived by the laboratory for potential analysis pending initial results.

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4.0 Presentation and Evaluation of Results

4.1 Analytical Results

A summary of the results is provided below. Analytical results were compared to screening levels (SLs) based on the Department of Toxic Substances Control (DTSC) Human Health Risk Assessment (HHRA) Notes 3 and 11; EPA Regional Screening Levels (RSLs), and/or the Regional Water Quality Control Board's (RWQCB's) Environmental Screening Levels (ESLs). Copies of the laboratory analytical reports are included in Appendix A. A summary of the results for soil samples are presented on Tables 1 and 1A, respectively.

Soil Samples:

- Arsenic was reported in excess of the Southern California background level of 12 mg/kg in ten (10) of the fourteen (14) composite samples analyzed. Concentrations ranged from 13.0 to 94.0 milligrams per kilogram (mg/kg).

  Concentrations of arsenic reported from four (4) locations, COMP 1 through COMP 4 were less than the background level of 12 mg/kg.

  Based on the results, the discrete samples from COMP-5 through COMP 14 (all discrete samples from borings PE6 through PE20) were analyzed for arsenic. Seventeen (17) of the 30 discrete samples reported concentrations in excess of the southern California background level of 12 mg/kg. Thirteen (13) of the 15 samples from the 2-foot depth and four (4) of the 15 samples from the 5-foot depth reported exceedances. Concentrations ranged from 26 mg/kg to 180 mg/kg.

  Of these reported arsenic concentrations, 12 exceeded the hazardous waste threshold of 10 times the STLC value of 5 mg/L (50 mg/kg) and four (4) exceeded the threshold of 20 times the TCLP value of 5 mg/L (100 mg/kg).

- Lead was reported in all 14 composite samples analyzed, ranging in concentrations from 2.9 to 95 mg/kg. Of these reported concentrations, one (1) composite sample (Comp-9 at 95 mg/kg) exceeded the residential screening level of 80 mg/kg. All other reported concentrations were below residential and commercial screening levels.

  The three (3) discreet samples that comprised COMP-9 were analyzed discretely for lead. Each sample reported concentrations below the residential screening level of 80 mg/kg.

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- All other reported metals were reported at concentrations below their respective residential and commercial screening levels, and below their respective hazardous waste thresholds.

- The SVOCs anthracene and pyrene were reported in composite sample Comp-9 at concentrations of 41 and 17 micrograms per kilogram (ug/kg), respectively. These reported concentrations are significantly less than their respective residential screening levels of 17,000,000 ug/kg and 1,800,000 ug/kg. No other SVOCs or PAHs were reported in this sample.

  SVOCs and PAHs were reported as non-detect in each of the other 13 composite samples analyzed.

- VOCs were reported as non-detect in the 14 discrete samples analyzed.

- PCBs were reported as non-detect in the 14 composite samples analyzed.

- OCPs were reported as non-detect in the 14 composite samples analyzed.

- TPH carbon chain was reported as non-detect in the 14 composite samples analyzed.

4.2 Data Quality Assurance/Quality Control

4.2.1 Hold Times

The soil samples were transported to the laboratory under chain-of-custody documentation and were extracted and processed within the appropriate hold time.

4.2.2 Laboratory Quality Assurance

The laboratory provided data to estimate precision, accuracy, and bias. The laboratory report indicates that the method blanks and matrix spikes met quality assurance objectives. Overall, the presented data are reliable and useable for project decision making. Laboratory Quality Assurance data are included in the analytical report in Appendix A.

4.2.3 Reporting Limits (RLs)

The RLs for VOCs in soils range from 1.0 to 50.0 microgram per kilogram (µg/kg), dependent on the specific VOC being analyzed.

The RLs for TPH in soils ranged from 1.0 to 10.0 mg/kg.

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The RLs for metals in soil range from 0.020 to 10.0 mg/kg, dependent on the specific metal being analyzed.

The RLs for OCPs in soil range from 10.0 to 20.0 ug/kg, dependent on the specific OCP being analyzed.

The RLs for PCBs in soil are 50.0 ug/kg.

The RLs for SVOCs and PAHs in soil range from 15 to 200 ug/kg, dependent on the specific SVOC/PAH being analyzed.

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5.0 Interpretation and Conclusions

5.1 RECs and Potential Release Area(s)

Converse previously completed a Phase I ESA, dated January 15, 2021, at the Site. In that assessment, Converse made the following observations:

- The historical use of the Site as a railroad easement from 1929 to present has revealed the following as R*ecognized Environmental Coditions (RECs)*:
    - A portion of the Site was identified on the Federal Brownfields database. The western portion of the Site was part of a 2012 Phase I ESA ("Rails to Trails" project), in which elevated levels of arsenic and other metals were discovered in soils due to former uses of the Site as a railroad easement. (Subsequent research has identified that remedial activities were conducted in these areas to address the elevated concentrations of metals in soil.)
    - The historic use of the Site for a railroad easement
    - Two areas of staining located on the Site.

- The following environmental concerns were also identified:
    - The potential historic use of grease or lubricants that may have been used to maintain the railroad switches.
    - Stormwater runoff from the adjacent SCE facility migrating onto the Site.
    - Potential USTs at an adjacent property (190 North Will Avenue) with no closure.
    - Soil/rock/asphalt piles on the Site.

5.2 Conceptual Model Validation/Adequacy of Investigations

It is our opinion that the field and analytical data validated the conceptual model, and the investigation adequately evaluated the identified objectives of the *Limited Phase II Environmental Site Assessment Report*.

5.3 Absence, Presence, Degree, Extent of Target Analytes

- Arsenic was reported in excess of the Southern California background level of 12 mg/kg in ten (10) of the fourteen (14) composite samples analyzed. Concentrations ranged from 13.0 to 94.0 milligrams per kilogram (mg/kg). Subsequent analysis of the 30 discrete samples that were used in these composite samples reported arsenic concentrations exceeding 12 mg/kg in 13 of the 15 2-foot samples, and in 4 of the 15 5-foot samples.

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Concentrations of arsenic in samples PE1 through PE5 (composite samples Comp 1 through Comp 4), located between Cactus and Lilac Avenue are all less than the screening threshold of 12 mg/kg. The majority of the shallow soil between Lilac and Pepper Avenues is impacted with elevated arsenic concentrations to depth of approximately 5 feet bgs. The extent of the arsenic impacts with distance away from the rail lines is not known.

Impacts to the soil in the vicinity of the existing rail lines is likely related to the former application of arsenic-containing herbicide products to prevent weed growth.

- Although lead was reported in excess of the residential screening level of 80 mg/kg in composite sample Comp-9, the lead concentrations in each of the discrete samples that made up this composite sample were all reported to be less than the residential screening level.

- All other reported metals were reported at concentrations below their respective residential and commercial screening levels, and below their respective hazardous waste thresholds.

- Two (2) SVOCs were reported in one (1) of the samples analyzed (Comp-9). The reported concentrations of these SVOCs (anthracene and pyrene) were significantly less than their respective residential screening levels. No other SVOCs were reported in any samples.

- VOCs, PAHs, TPH, OCPs, and PCBs were all reported as non-detect in the samples analyzed.

5.4 Other Concerns

5.4.1 Significant Assumptions

No significant assumptions were encountered during this assessment.

5.4.2 Limitations and Exceptions

No limitations or exceptions were encountered during this assessment.

5.4.3 Special Terms and Conditions

No special terms or conditions need to be noted in this *Limited Phase II Environmental Site Assessment Report*.

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5.5 Conclusions/Objectives Met

Converse has performed a *Limited Phase II Environmental Site Assessment* at Pacific Electric railroad easement (North Cactus Avenue to North Pepper Avenue), in the City of Rialto, California, in general conformance with the scope and limitations of ASTM E1903-19 and the following objectives:

- Evaluate the Site for potential impacts from the historical use of the property as a railroad easement, and potential impacts related to adjacent properties.

- Evaluate debris piles noted on the Site for the presence of asbestos and/or lead based paint.

- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

Converse has concluded the following:

- No significant pile of debris, other than gravel, were observed during the implementation of the sampling activities. Therefore, no samples were collected for the analysis of asbestos and/or lead-based paint.

- Organic compounds (VOCs, PAHs, PCBs, OCPs and TPH), with the exception of SVOCs, were reported as non-detect in each of the samples analyzed. The two (2) SVOCs that were detected in sample Comp-9 were reported at concentrations significantly less than their respective residential screening levels.

- With the exception of lead and arsenic, all other metals were reported at concentrations less than their respective residential screening levels. Although lead was reported in excess of the residential screening level in composite sample Comp-9, the lead concentrations in each of the discrete samples that made up this composite sample were all reported to be less than the residential screening level.

- Elevated arsenic concentrations were reported in a majority of the soil samples analyzed. Therefore, the Site does not appear to be significantly impacted from any of the previously identified RECs or environmental concerns, except from the application of arsenic-containing herbicides along the rail lines.

  - Soils between Cactus Avenue and Lilac Avenue do not appear to be impacted.

  - The majority of the soils between Lilac Avenue and Pepper Avenue appear to be impacted with arsenic in excess of the southern California

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background level of 12 mg/kg, generally to depths between 2 and 5 feet bgs. The lateral extent of the impacts with distance away from the rail lines (to the north and south) is currently unknown.

Based on the findings of this assessment, the objectives of this *Limited Phase II Environmental Site Assessment Report* were completed.

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6.0 Recommendations

Based on the findings of this limited assessment it is our opinion that the objectives of the investigation have been met.

No further action is required with respect to organics (VOCs, SVOCs, PAHs, TPH, OCPs, and PCBs), or meatal other than arsenic. Additionally, no further action with respect to arsenic is required for the segment from Cactus Avenue to Lilac Avenue.

Further action, including remediation or mitigation, is warranted with regard to elevated levels of arsenic detected in shallow soil between Lilac Avenue and Pepper Avenue. Additional assessment is warranted to delineate the lateral and vertical extents of the elevated arsenic concentrations. Plans can then be developed to address these impacts in a manner appropriate with the intended use of the Site.

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7.0 Reliance

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8.0 References and Sources of Information

Converse Consultants, Phase I Environmental Site Assessment Report, North Cactus Avenue to North Pepper Avenue, Rialto, California, January 15, 2021.

California State Department of Toxic Substances Control (DTSC), Human Health Risk Assessment (HHRA) Note 3, DTSC-Modified Screening Levels (DTSC-SLs), May 2022.

California State Department of Toxic Substances Control (DTSC), Human Health Risk Assessment (HHRA) Note 11, Southern California Ambient Arsenic Screening Level, December 2020.

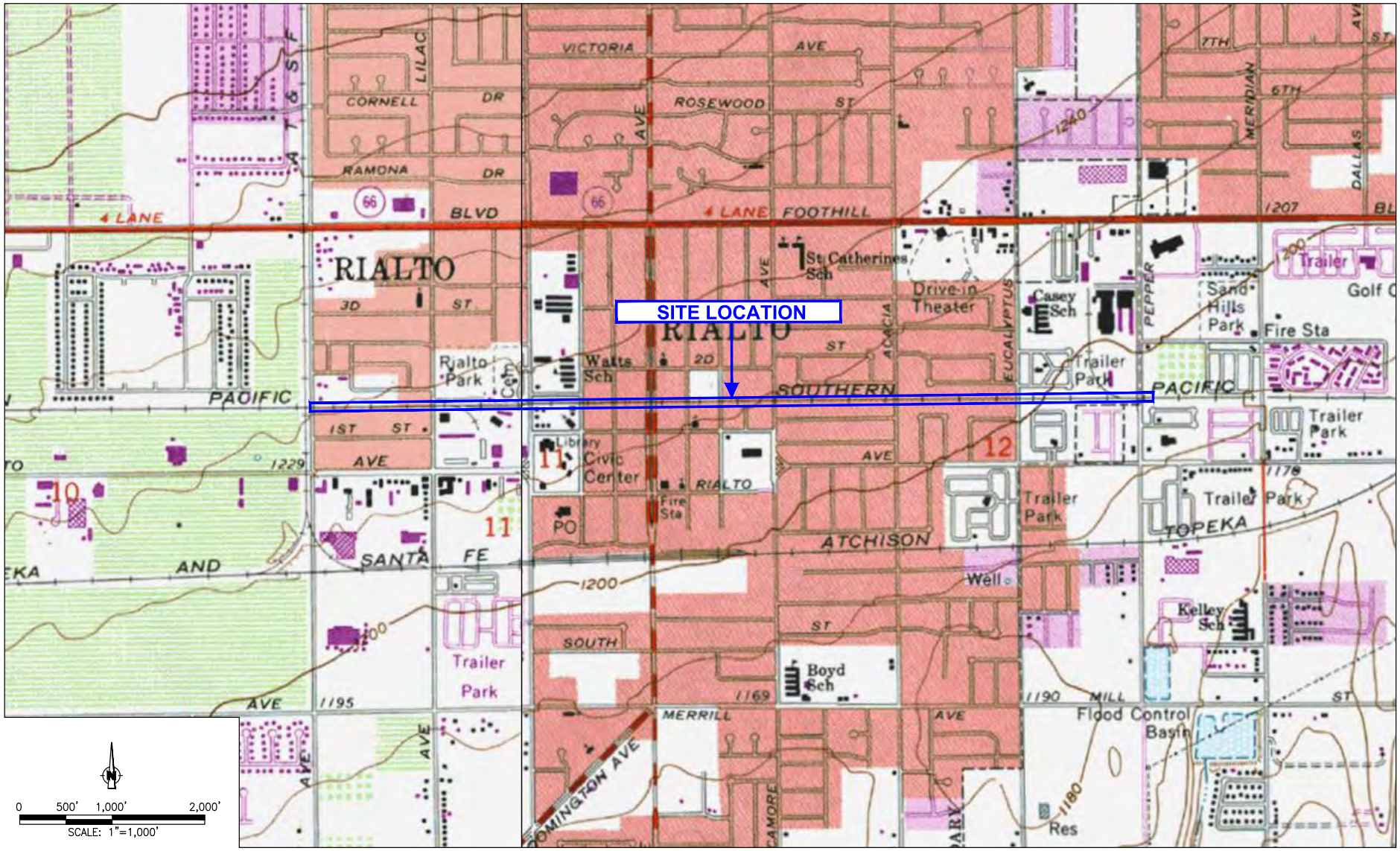
California Regional Water Quality Control Board (RWQCB), Environmental Screening Levels (ESLs), August 2019.

United States Environmental Protection Agency (US EPA), Regional Screening Levels (RSLs), Hazard Quotient 1.0, November 2023.

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Figures

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Site Location Map

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Pacific Electric Trail
Expansion Feasibility Study
Rialto, California

Project No. 20-16-100-01

Figure No. 1



● Boring Location

SAMPLE LOCATION MAP

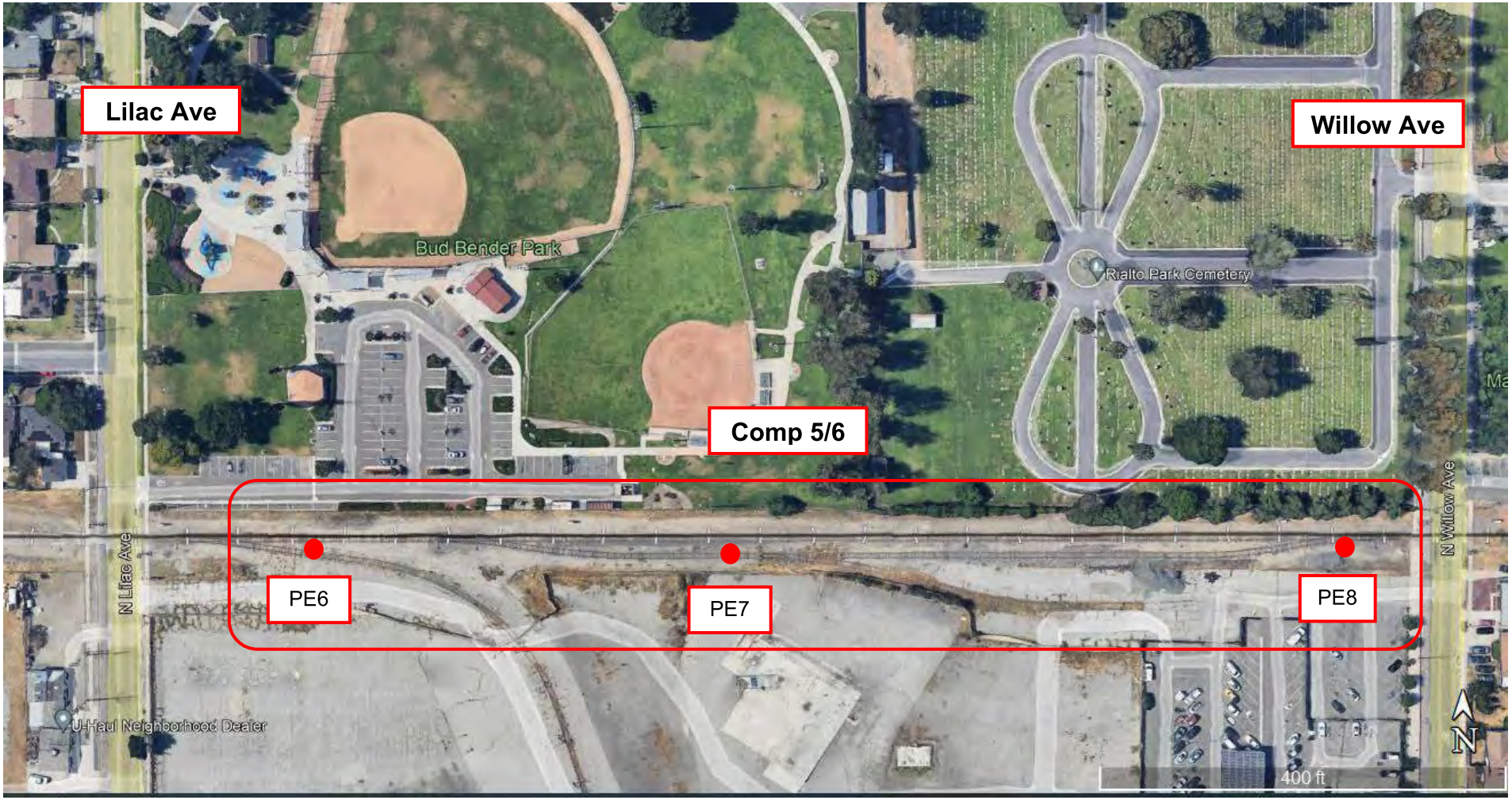
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2A**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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FIGURE **2B**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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FIGURE **2C**



SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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FIGURE **2D**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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FIGURE **2E**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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FIGURE **2F**

Tables

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Table 1
Summary of Analytical Results - Soil
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenues
Rialto, California

Location	Depth (feet)	Sample Date	TPH (mg/kg)			Organochlorine Pesticides (OCPs) (ug/kg)	VOCs (ug/kg)	Semi-Volatile Organic Compounds & Polycylic Aromatic Hydrocarbons (SVOCS & PAHs) (ug/kg)			Polychlorinated Biphenyls (PCBs) (ug/kg)	Metals (mg/kg)											
			TPH-G	TPH-D	TPH-O	All OCPs	All VOCs	Anthracene	Pyrene	All Other SVOCs/PAHs	All PCBs	Antimony	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Vanadium	Zinc	All Other Metals
Comp 1	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**7.7**	**67.7**	**2.3**	**17.5**	**10.1**	**13.2**	**6.8**	ND	**11.0**	**40.0**	**52.4**	ND
PE1-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-2	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**7.5**	**58.3**	**1.9**	**15.6**	**7.8**	**12.7**	**4.3**	ND	**7.9**	**32.7**	**30.9**	ND
PE1-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-3	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**4.3**	**40.3**	**1.7**	**12.6**	**6.5**	**9.0**	**3.1**	ND	**7.1**	**26.9**	**32.6**	ND
PE3-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-4	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**3.4**	**24.8**	**1.2**	**7.9**	**4.5**	**11.7**	**2.9**	ND	**4.4**	**21.5**	**20.2**	ND
PE3-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-5	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**85**	**54.6**	**1.7**	**14.4**	**7.5**	**10.6**	**5.1**	ND	**8.5**	**31.3**	**34.4**	ND
PE6-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-6	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**23**	**35.0**	**1.5**	**11.7**	**6.9**	**9.9**	**5.3**	ND	**8.9**	**27.1**	**27.3**	ND
PE6-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-7	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**31**	**55.5**	**2.3**	**19.2**	**9.2**	**12.5**	**5.6**	ND	**12.3**	**42.1**	**35.0**	ND
PE9-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-8	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**13**	**54.0**	**2.1**	**17.9**	**8.6**	**12.5**	**9.8**	**0.022**	**11.5**	**40.8**	**36.8**	ND
PE9-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-9	2	6/11/24	-	ND	ND	ND	-	**41**	**17**	ND	ND	ND	**94**	**73.0**	**2.6**	**21.6**	**9.6**	**24.8**	**95.0**	ND	**14.3**	**47.0**	**81.4**	ND
PE12-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	**50.8**	-	-	-	-	-
PE13-2	2	6/11/24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**31**	-	-	-	-	-
PE14-2	2	6/11/24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3.5**	-	-	-	-	-
Comp-10	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**16**	**66.0**	**2.4**	**20.2**	**9.6**	**13.4**	**6.1**	ND	**13.5**	**46.3**	**36.8**	ND
PE12-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-11	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	**10.2**	**78**	**73.6**	**2.3**	**20.7**	**9.5**	**16.2**	**8.8**	ND	**13.1**	**44.7**	**38.2**	ND
PE15-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-12	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**15**	**42.4**	**1.6**	**12.6**	**6.1**	**9.2**	**3.5**	ND	**8.1**	**29.2**	**23.9**	ND
PE15-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-13	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**70**	**73.2**	**2.5**	**20.7**	**10.3**	**14.0**	**6.8**	ND	**13.0**	**47.6**	**41.0**	ND
PE19-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-14	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**24**	**63.9**	**2.1**	**19.6**	**8.7**	**13.6**	**4.6**	ND	**11.1**	**36.2**	**36.7**	ND
PE19-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum Detection			ND	ND	ND	ND	ND	**41**	**17**	ND	ND	**10.2**	**94**	**73.6**	**2.6**	**21.6**	**10.3**	**24.8**	**95.0**	**0.022**	**14.3**	**47.6**	**81**	--
Screening Levels (mg/kg)	Residential		429	255	12,000	--	--	17,000,000	1,800,000	--	--	31	12	15,000	7	125,000	23	3,100	80	1	820	390	23,000	--
	Commercial		2,004	1,219	179,692	--	--	130,000,000	13,000,000	--	--	470		220,000	79	1,800,00	350	47,000	500	4	11,000	5,800	350,000	--
Hazardous Waste Threshold Limits	TTLC		--	--	--	--	--	--	--	--	--	500	500	10,000	100	2,500	8,000	2,500	1,000	20	2,000	2,400	5,000	--
	STLC		--	--	--	--	--	--	--	--	--	15	5	100	1	5	80	25	5	0.2	20	24	250	--
	TCLP		--	--	--	--	--	--	--	--	--	--	5	100	1	5	--	--	5	0.2	--	--	--	--

TPH Total Petroleum Hydrocarbons
VOCs Volatile Organic Compounds
ND Not Detected

mg/kg milligrams per kilogram
ug/kg micrograms per kilogram

Converse Consultants
Pronect # 20-16-100-02

Table 1A
Summary of Analytical Results - Arsenic
Pacific Electric Trail Expansion
North Cactus to Anorth Pepper Avenues
Rialt, California

Boring Location	Depth (feet)	Sample Date	Composite Sample ID	Arsenic (mg/kg)	
				Discrete Sample	Composite Sample
PE1	2	6/11/2024	COMP 1	-	7.7
PE2		6/11/2024		-	
PE1	5	6/11/2024	COMP 2	-	7.5
PE2		6/11/2024		-	
PE3	2	6/11/2024	COMP 3	-	4.3
PE4		6/11/2024		-	
PE5		6/11/2024		-	
PE3	5	6/11/2024	COMP 4	-	3.4
PE4		6/11/2024		-	
PE5		6/11/2024		-	
PE6-2	2	6/11/2024	COMP 5	57	85
PE7-2		6/11/2024		110	
PE8-2		6/11/2024		85	
PE6-5	5	6/11/2024	COMP 6	25	23
PE7-5		6/11/2024		26	
PE8-5		6/11/2024		18	
PE9-2	2	6/11/2024	COMP 7	3.7	31
PE10-2		6/11/2024		99	
PE11-2		6/11/2024		3.8	
PE9-5	5	6/11/2024	COMP 8	4.1	13
PE10-5		6/11/2024		6.3	
PE11-5		6/11/2024		3.0	
PE12-2	2	6/11/2024	COMP 9	26	94
PE13-2		6/11/2024		86	
PE14-2		6/11/2024		180	
PE12-5	5	6/11/2024	COMP 10	4.5	16
PE13-5		6/11/2024		4.4	
PE14-5		6/11/2024		7.0	
PE15-2	2	6/11/2024	COMP 11	69	78
PE16-2		6/11/2024		79	
PE17-2		6/11/2024		70	
PE15-5	5	6/11/2024	COMP 12	4.4	15
PE16-5		6/11/2024		3.8	
PE17-5		6/11/2024		4.5	
PE18-2	2	6/11/2024	COMP 13	150	70
PE19-2		6/11/2024		86	
PE20-2		6/11/2024		100	
PE18-5	5	6/11/2024	COMP 14	120	24
PE19-5		6/11/2024		3.6	
PE20-5		6/11/2024		60	
Maximum Concentration				180	94
Average Concentration				49.97	33.71
PQL				0.05	0.05
Screening Level (mg/kg)				12	12
Hazardous Waste Threshold Limits		TTLC		500	500
		STLC		5	5
		TCLP		5	5

Analytical Reports

Appendix A

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JONES ENVIRONMENTAL, INC.
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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

10 July 2024

Michael Van Fleet
Converse Consultants
717 South Myrtle Ave
Monrovia, CA 91016

Re: Pacific Electric Trail -Expansion Study

Enclosed are the results of analyses for samples received by the laboratory on 06/12/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Comp-1	J241694-001	Soil	06/11/2024 00:00	06/12/2024 10:28
PE1-2	J241694-002	Soil	06/11/2024 07:55	06/12/2024 10:28
Comp-2	J241694-004	Soil	06/11/2024 00:00	06/12/2024 10:28
PE1-5	J241694-005	Soil	06/11/2024 07:58	06/12/2024 10:28
Comp-3	J241694-007	Soil	06/11/2024 00:00	06/12/2024 10:28
PE3-2	J241694-008	Soil	06/11/2024 08:22	06/12/2024 10:28
Comp-4	J241694-011	Soil	06/11/2024 00:00	06/12/2024 10:28
PE3-5	J241694-012	Soil	06/11/2024 08:25	06/12/2024 10:28
Comp-5	J241694-015	Soil	06/11/2024 00:00	06/12/2024 10:28
PE6-2	J241694-016	Soil	06/11/2024 08:52	06/12/2024 10:28
Comp-6	J241694-019	Soil	06/11/2024 00:00	06/12/2024 10:28
PE6-5	J241694-020	Soil	06/11/2024 08:55	06/12/2024 10:28
Comp-7	J241694-023	Soil	06/11/2024 00:00	06/12/2024 10:28
PE9-2	J241694-024	Soil	06/11/2024 09:35	06/12/2024 10:28
Comp-8	J241694-027	Soil	06/11/2024 00:00	06/12/2024 10:28
PE9-5	J241694-028	Soil	06/11/2024 09:38	06/12/2024 10:28
Comp-9	J241694-031	Soil	06/11/2024 00:00	06/12/2024 10:28
PE12-2	J241694-032	Soil	06/11/2024 10:05	06/12/2024 10:28
Comp-10	J241694-035	Soil	06/11/2024 00:00	06/12/2024 10:28
PE12-5	J241694-036	Soil	06/11/2024 10:09	06/12/2024 10:28
Comp-11	J241694-039	Soil	06/11/2024 00:00	06/12/2024 10:28
PE15-2	J241694-040	Soil	06/11/2024 10:40	06/12/2024 10:28
Comp-12	J241694-044	Soil	06/11/2024 00:00	06/12/2024 10:28
PE15-5	J241694-045	Soil	06/11/2024 10:42	06/12/2024 10:28
Comp-13	J241694-049	Soil	06/11/2024 00:00	06/12/2024 10:28
PE19-2	J241694-050	Soil	06/11/2024 11:30	06/12/2024 10:28
Comp-14	J241694-052	Soil	06/11/2024 00:00	06/12/2024 10:28
PE19-2	J241694-053	Soil	06/11/2024 11:32	06/12/2024 10:28

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Colby Wakeman
Lab Director

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-1 **Laboratory ID:** J241694-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	18.2	10.0	mg/kg	EPA 6010	
Barium, Ba	67.7	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.3	1.0	mg/kg	EPA 6010	
Chromium, Cr	17.5	1.0	mg/kg	EPA 6010	
Cobalt, Co	10.1	1.0	mg/kg	EPA 6010	
Copper, Cu	13.2	1.0	mg/kg	EPA 6010	
Lead, Pb	6.8	1.0	mg/kg	EPA 6010	
Nickel, Ni	11.0	1.0	mg/kg	EPA 6010	
Vanadium, V	40.0	1.0	mg/kg	EPA 6010	
Zinc, Zn	52.4	1.0	mg/kg	EPA 6010	

Sample ID: PE1-2 **Laboratory ID:** J241694-002

No Results Detected

Sample ID: Comp-2 **Laboratory ID:** J241694-004

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	58.3	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.9	1.0	mg/kg	EPA 6010	
Chromium, Cr	15.6	1.0	mg/kg	EPA 6010	
Cobalt, Co	7.8	1.0	mg/kg	EPA 6010	
Copper, Cu	12.7	1.0	mg/kg	EPA 6010	
Lead, Pb	4.3	1.0	mg/kg	EPA 6010	
Nickel, Ni	7.9	1.0	mg/kg	EPA 6010	
Vanadium, V	32.7	1.0	mg/kg	EPA 6010	
Zinc, Zn	30.9	1.0	mg/kg	EPA 6010	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: PE1-5 **Laboratory ID:** J241694-005

No Results Detected

Sample ID: Comp-3 **Laboratory ID:** J241694-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	40.3	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.7	1.0	mg/kg	EPA 6010	
Chromium, Cr	12.6	1.0	mg/kg	EPA 6010	
Cobalt, Co	6.5	1.0	mg/kg	EPA 6010	
Copper, Cu	9.0	1.0	mg/kg	EPA 6010	
Lead, Pb	3.1	1.0	mg/kg	EPA 6010	
Nickel, Ni	7.1	1.0	mg/kg	EPA 6010	
Vanadium, V	26.9	1.0	mg/kg	EPA 6010	
Zinc, Zn	32.6	1.0	mg/kg	EPA 6010	

Sample ID: PE3-2 **Laboratory ID:** J241694-008

No Results Detected

Sample ID: Comp-4 **Laboratory ID:** J241694-011

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	24.8	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.2	1.0	mg/kg	EPA 6010	
Chromium, Cr	7.9	1.0	mg/kg	EPA 6010	
Cobalt, Co	4.5	1.0	mg/kg	EPA 6010	
Copper, Cu	11.7	1.0	mg/kg	EPA 6010	
Lead, Pb	2.9	1.0	mg/kg	EPA 6010	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-4 **Laboratory ID:** J241694-011

Analyte	Result	Reporting Limit	Units	Method	Notes
Nickel, Ni	4.4	1.0	mg/kg	EPA 6010	
Vanadium, V	21.5	1.0	mg/kg	EPA 6010	
Zinc, Zn	20.2	1.0	mg/kg	EPA 6010	

Sample ID: PE3-5 **Laboratory ID:** J241694-012

No Results Detected

Sample ID: Comp-5 **Laboratory ID:** J241694-015

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	69.2	10.0	mg/kg	EPA 6010	
Barium, Ba	54.6	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.7	1.0	mg/kg	EPA 6010	
Chromium, Cr	14.4	1.0	mg/kg	EPA 6010	
Cobalt, Co	7.5	1.0	mg/kg	EPA 6010	
Copper, Cu	10.6	1.0	mg/kg	EPA 6010	
Lead, Pb	5.1	1.0	mg/kg	EPA 6010	
Nickel, Ni	8.5	1.0	mg/kg	EPA 6010	
Vanadium, V	31.3	1.0	mg/kg	EPA 6010	
Zinc, Zn	34.4	1.0	mg/kg	EPA 6010	

Sample ID: PE6-2 **Laboratory ID:** J241694-016

No Results Detected

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-6 **Laboratory ID:** J241694-019

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	27.8	10.0	mg/kg	EPA 6010	
Barium, Ba	35.0	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.5	1.0	mg/kg	EPA 6010	
Chromium, Cr	11.7	1.0	mg/kg	EPA 6010	
Cobalt, Co	6.9	1.0	mg/kg	EPA 6010	
Copper, Cu	9.9	1.0	mg/kg	EPA 6010	
Lead, Pb	5.3	1.0	mg/kg	EPA 6010	
Nickel, Ni	8.9	1.0	mg/kg	EPA 6010	
Vanadium, V	27.1	1.0	mg/kg	EPA 6010	
Zinc, Zn	27.3	1.0	mg/kg	EPA 6010	

Sample ID: PE6-5 **Laboratory ID:** J241694-020

No Results Detected

Sample ID: Comp-7 **Laboratory ID:** J241694-023

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	34.8	10.0	mg/kg	EPA 6010	
Barium, Ba	55.5	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.3	1.0	mg/kg	EPA 6010	
Chromium, Cr	19.2	1.0	mg/kg	EPA 6010	
Cobalt, Co	9.2	1.0	mg/kg	EPA 6010	
Copper, Cu	12.5	1.0	mg/kg	EPA 6010	
Lead, Pb	5.6	1.0	mg/kg	EPA 6010	
Nickel, Ni	12.3	1.0	mg/kg	EPA 6010	
Vanadium, V	42.1	1.0	mg/kg	EPA 6010	

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Lab Director

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-7 **Laboratory ID:** J241694-023

Analyte	Result	Reporting Limit	Units	Method	Notes
Zinc, Zn	35.0	1.0	mg/kg	EPA 6010	

Sample ID: PE9-2 **Laboratory ID:** J241694-024

No Results Detected

Sample ID: Comp-8 **Laboratory ID:** J241694-027

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	14.0	10.0	mg/kg	EPA 6010	
Barium, Ba	54.0	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.1	1.0	mg/kg	EPA 6010	
Chromium, Cr	17.9	1.0	mg/kg	EPA 6010	
Cobalt, Co	8.6	1.0	mg/kg	EPA 6010	
Copper, Cu	12.5	1.0	mg/kg	EPA 6010	
Lead, Pb	9.8	1.0	mg/kg	EPA 6010	
Nickel, Ni	11.5	1.0	mg/kg	EPA 6010	
Vanadium, V	40.8	1.0	mg/kg	EPA 6010	
Zinc, Zn	36.8	1.0	mg/kg	EPA 6010	
Mercury, Hg	0.022	0.020	mg/kg	EPA 7471	

Sample ID: PE9-5 **Laboratory ID:** J241694-028

No Results Detected

Sample ID: Comp-9 **Laboratory ID:** J241694-031

Analyte	Result	Reporting Limit	Units	Method	Notes

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-9 **Laboratory ID:** J241694-031

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	113	10.0	mg/kg	EPA 6010	
Barium, Ba	73.0	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.6	1.0	mg/kg	EPA 6010	
Chromium, Cr	21.6	1.0	mg/kg	EPA 6010	
Cobalt, Co	9.6	1.0	mg/kg	EPA 6010	
Copper, Cu	24.8	1.0	mg/kg	EPA 6010	
Lead, Pb	95.0	1.0	mg/kg	EPA 6010	
Nickel, Ni	14.3	1.0	mg/kg	EPA 6010	
Vanadium, V	47.0	1.0	mg/kg	EPA 6010	
Zinc, Zn	81.4	1.0	mg/kg	EPA 6010	
Anthracene	41	15	µg/kg	EPA 8270	
Pyrene	17	15	µg/kg	EPA 8270	

Sample ID: PE12-2 **Laboratory ID:** J241694-032

No Results Detected

Sample ID: Comp-10 **Laboratory ID:** J241694-035

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	14.3	10.0	mg/kg	EPA 6010	
Barium, Ba	66.0	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.4	1.0	mg/kg	EPA 6010	
Chromium, Cr	20.2	1.0	mg/kg	EPA 6010	
Cobalt, Co	9.6	1.0	mg/kg	EPA 6010	
Copper, Cu	13.4	1.0	mg/kg	EPA 6010	
Lead, Pb	6.1	1.0	mg/kg	EPA 6010	

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562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-10 **Laboratory ID:** J241694-035

Analyte	Result	Reporting Limit	Units	Method	Notes
Nickel, Ni	13.5	1.0	mg/kg	EPA 6010	
Vanadium, V	46.3	1.0	mg/kg	EPA 6010	
Zinc, Zn	36.8	1.0	mg/kg	EPA 6010	

Sample ID: PE12-5 **Laboratory ID:** J241694-036

No Results Detected

Sample ID: Comp-11 **Laboratory ID:** J241694-039

Analyte	Result	Reporting Limit	Units	Method	Notes
Antimony, Sb	10.2	10.0	mg/kg	EPA 6010	
Arsenic, As	105	10.0	mg/kg	EPA 6010	
Barium, Ba	73.6	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.3	1.0	mg/kg	EPA 6010	
Chromium, Cr	20.7	1.0	mg/kg	EPA 6010	
Cobalt, Co	9.5	1.0	mg/kg	EPA 6010	
Copper, Cu	16.2	1.0	mg/kg	EPA 6010	
Lead, Pb	8.8	1.0	mg/kg	EPA 6010	
Nickel, Ni	13.1	1.0	mg/kg	EPA 6010	
Vanadium, V	44.7	1.0	mg/kg	EPA 6010	
Zinc, Zn	38.2	1.0	mg/kg	EPA 6010	

Sample ID: PE15-2 **Laboratory ID:** J241694-040

No Results Detected

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-12 **Laboratory ID:** J241694-044

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	18.5	10.0	mg/kg	EPA 6010	
Barium, Ba	42.4	1.0	mg/kg	EPA 6010	
Cadmium, Cd	1.6	1.0	mg/kg	EPA 6010	
Chromium, Cr	12.6	1.0	mg/kg	EPA 6010	
Cobalt, Co	6.1	1.0	mg/kg	EPA 6010	
Copper, Cu	9.2	1.0	mg/kg	EPA 6010	
Lead, Pb	3.5	1.0	mg/kg	EPA 6010	
Nickel, Ni	8.1	1.0	mg/kg	EPA 6010	
Vanadium, V	29.2	1.0	mg/kg	EPA 6010	
Zinc, Zn	23.9	1.0	mg/kg	EPA 6010	

Sample ID: PE15-5 **Laboratory ID:** J241694-045

No Results Detected

Sample ID: Comp-13 **Laboratory ID:** J241694-049

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	88.2	10.0	mg/kg	EPA 6010	
Barium, Ba	73.2	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.5	1.0	mg/kg	EPA 6010	
Chromium, Cr	20.7	1.0	mg/kg	EPA 6010	
Cobalt, Co	10.3	1.0	mg/kg	EPA 6010	
Copper, Cu	14.0	1.0	mg/kg	EPA 6010	
Lead, Pb	6.8	1.0	mg/kg	EPA 6010	
Nickel, Ni	13.0	1.0	mg/kg	EPA 6010	
Vanadium, V	47.6	1.0	mg/kg	EPA 6010	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

DETECTIONS SUMMARY

Sample ID: Comp-13 **Laboratory ID:** J241694-049

Analyte	Result	Reporting Limit	Units	Method	Notes
Zinc, Zn	41.0	1.0	mg/kg	EPA 6010	

Sample ID: PE19-2 **Laboratory ID:** J241694-050

No Results Detected

Sample ID: Comp-14 **Laboratory ID:** J241694-052

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	31.2	10.0	mg/kg	EPA 6010	
Barium, Ba	63.9	1.0	mg/kg	EPA 6010	
Cadmium, Cd	2.1	1.0	mg/kg	EPA 6010	
Chromium, Cr	19.6	1.0	mg/kg	EPA 6010	
Cobalt, Co	8.7	1.0	mg/kg	EPA 6010	
Copper, Cu	13.6	1.0	mg/kg	EPA 6010	
Lead, Pb	4.6	1.0	mg/kg	EPA 6010	
Nickel, Ni	11.1	1.0	mg/kg	EPA 6010	
Vanadium, V	36.2	1.0	mg/kg	EPA 6010	
Zinc, Zn	36.7	1.0	mg/kg	EPA 6010	

Sample ID: PE19-2 **Laboratory ID:** J241694-053

No Results Detected

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-1
J241694-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	18.2	10.0	mg/kg	"	"	"	"	
Barium, Ba	67.7	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.3	1.0	mg/kg	"	"	"	"	
Cobalt, Co	10.1	1.0	mg/kg	"	"	"	"	
Chromium, Cr	17.5	1.0	mg/kg	"	"	"	"	
Copper, Cu	13.2	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	11.0	1.0	mg/kg	"	"	"	"	
Lead, Pb	6.8	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	40.0	1.0	mg/kg	"	"	"	"	
Zinc, Zn	52.4	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-1
J241694-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*77.56 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*72.42 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*89.35 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*72.82 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-1
J241694-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*63.58 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Comp-1
J241694-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*63.58 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*63.01 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*67.36 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-1
J241694-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*64.54 %*	*50 - 140*						

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE1-2
J241694-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE1-2
J241694-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*102.37 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*101.35 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*109.64 %*	*60 - 140*

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-2
J241694-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	ND	10.0	mg/kg	"	"	"	"	
Barium, Ba	58.3	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.9	1.0	mg/kg	"	"	"	"	
Cobalt, Co	7.8	1.0	mg/kg	"	"	"	"	
Chromium, Cr	15.6	1.0	mg/kg	"	"	"	"	
Copper, Cu	12.7	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	7.9	1.0	mg/kg	"	"	"	"	
Lead, Pb	4.3	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	32.7	1.0	mg/kg	"	"	"	"	
Zinc, Zn	30.9	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-2
J241694-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*115.66 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*117.11 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*130.56 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*114.72 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-2
J241694-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*71.58 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-2
J241694-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*71.58 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*63.82 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*74.61 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-2
J241694-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*88.12 %*	*50 - 140*						

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE1-5
J241694-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE1-5
J241694-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*101.01 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*101.72 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*107.75 %*	*60 - 140*

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-3
J241694-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	ND	10.0	mg/kg	"	"	"	"	
Barium, Ba	40.3	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.7	1.0	mg/kg	"	"	"	"	
Cobalt, Co	6.5	1.0	mg/kg	"	"	"	"	
Chromium, Cr	12.6	1.0	mg/kg	"	"	"	"	
Copper, Cu	9.0	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	7.1	1.0	mg/kg	"	"	"	"	
Lead, Pb	3.1	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	26.9	1.0	mg/kg	"	"	"	"	
Zinc, Zn	32.6	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-3
J241694-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*91.23 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*94.37 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*104.14 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*93.43 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-3
J241694-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*75.65 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-3
J241694-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*75.65 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*64.93 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*77.06 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-3
J241694-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*75.64 %*	*50 - 140*						

JONES ENVIRONMENTAL, INC.

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE3-2
J241694-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE3-2
J241694-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.34 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*98.21 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*107.71 %*	*60 - 140*

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-4
J241694-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	ND	10.0	mg/kg	"	"	"	"	
Barium, Ba	24.8	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.2	1.0	mg/kg	"	"	"	"	
Cobalt, Co	4.5	1.0	mg/kg	"	"	"	"	
Chromium, Cr	7.9	1.0	mg/kg	"	"	"	"	
Copper, Cu	11.7	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	4.4	1.0	mg/kg	"	"	"	"	
Lead, Pb	2.9	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	21.5	1.0	mg/kg	"	"	"	"	
Zinc, Zn	20.2	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-4
J241694-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*70.69 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*56.80 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*81.91 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*58.19 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-4
J241694-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*69.94 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-4
J241694-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*69.94 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*58.04 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*72.10 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-4
J241694-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*93.95 %*	*50 - 140*						

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE3-5
J241694-012(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE3-5
J241694-012(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.41 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*100.64 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*109.43 %*	*60 - 140*

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-5
J241694-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	69.2	10.0	mg/kg	"	"	"	"	
Barium, Ba	54.6	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.7	1.0	mg/kg	"	"	"	"	
Cobalt, Co	7.5	1.0	mg/kg	"	"	"	"	
Chromium, Cr	14.4	1.0	mg/kg	"	"	"	"	
Copper, Cu	10.6	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	8.5	1.0	mg/kg	"	"	"	"	
Lead, Pb	5.1	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	31.3	1.0	mg/kg	"	"	"	"	
Zinc, Zn	34.4	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-5
J241694-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*85.37 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*87.64 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*97.79 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*87.10 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-5
J241694-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*71.25 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-5
J241694-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*71.25 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*58.00 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*71.91 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-5
J241694-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*82.23 %*	*50 - 140*						

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE6-2
J241694-016(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE6-2
J241694-016(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*102.23 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*100.81 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*108.21 %*	*60 - 140*

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-6
J241694-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	27.8	10.0	mg/kg	"	"	"	"	
Barium, Ba	35.0	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.5	1.0	mg/kg	"	"	"	"	
Cobalt, Co	6.9	1.0	mg/kg	"	"	"	"	
Chromium, Cr	11.7	1.0	mg/kg	"	"	"	"	
Copper, Cu	9.9	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	8.9	1.0	mg/kg	"	"	"	"	
Lead, Pb	5.3	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	27.1	1.0	mg/kg	"	"	"	"	
Zinc, Zn	27.3	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-6
J241694-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*70.62 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*69.00 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*81.84 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*69.62 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-6
J241694-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*74.97 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-6
J241694-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*74.97 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*56.63 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*77.89 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-6
J241694-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*80.63 %*	*50 - 140*						

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE6-5
J241694-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE6-5
J241694-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*101.09 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*102.15 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*108.37 %*	*60 - 140*

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-7
J241694-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	34.8	10.0	mg/kg	"	"	"	"	
Barium, Ba	55.5	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.3	1.0	mg/kg	"	"	"	"	
Cobalt, Co	9.2	1.0	mg/kg	"	"	"	"	
Chromium, Cr	19.2	1.0	mg/kg	"	"	"	"	
Copper, Cu	12.5	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	12.3	1.0	mg/kg	"	"	"	"	
Lead, Pb	5.6	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	42.1	1.0	mg/kg	"	"	"	"	
Zinc, Zn	35.0	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-7
J241694-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*81.90 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*87.03 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*94.04 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*86.52 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-7
J241694-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*75.25 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-7
J241694-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*75.25 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*65.57 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*77.54 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-7
J241694-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*97.03 %*	*50 - 140*						

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE9-2
J241694-024(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE9-2
J241694-024(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.05 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*99.41 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*105.82 %*	*60 - 140*

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-8
J241694-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	14.0	10.0	mg/kg	"	"	"	"	
Barium, Ba	54.0	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.1	1.0	mg/kg	"	"	"	"	
Cobalt, Co	8.6	1.0	mg/kg	"	"	"	"	
Chromium, Cr	17.9	1.0	mg/kg	"	"	"	"	
Copper, Cu	12.5	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	11.5	1.0	mg/kg	"	"	"	"	
Lead, Pb	9.8	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	40.8	1.0	mg/kg	"	"	"	"	
Zinc, Zn	36.8	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-8
J241694-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*68.96 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*75.47 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	0.022	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*80.05 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*75.68 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Comp-8
J241694-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*72.77 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-8
J241694-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*72.77 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*63.99 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*75.54 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-8
J241694-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*65.38 %*	*50 - 140*						

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE9-5
J241694-028(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE9-5
J241694-028(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.00 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*101.10 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*108.54 %*	*60 - 140*

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-9
J241694-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	113	10.0	mg/kg	"	"	"	"	
Barium, Ba	73.0	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.6	1.0	mg/kg	"	"	"	"	
Cobalt, Co	9.6	1.0	mg/kg	"	"	"	"	
Chromium, Cr	21.6	1.0	mg/kg	"	"	"	"	
Copper, Cu	24.8	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	14.3	1.0	mg/kg	"	"	"	"	
Lead, Pb	95.0	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	47.0	1.0	mg/kg	"	"	"	"	
Zinc, Zn	81.4	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-9
J241694-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*75.97 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*68.14 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*87.42 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*68.82 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	41	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	17	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-9
J241694-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*78.16 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Comp-9
J241694-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*78.16 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*64.86 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*78.26 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-9
J241694-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*87.29 %*	*50 - 140*						

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE12-2
J241694-032(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE12-2
J241694-032(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.96 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*100.94 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*107.64 %*	*60 - 140*

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-10
J241694-035(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	14.3	10.0	mg/kg	"	"	"	"	
Barium, Ba	66.0	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.4	1.0	mg/kg	"	"	"	"	
Cobalt, Co	9.6	1.0	mg/kg	"	"	"	"	
Chromium, Cr	20.2	1.0	mg/kg	"	"	"	"	
Copper, Cu	13.4	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	13.5	1.0	mg/kg	"	"	"	"	
Lead, Pb	6.1	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	46.3	1.0	mg/kg	"	"	"	"	
Zinc, Zn	36.8	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-10
J241694-035(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*72.50 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*73.61 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*83.33 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*73.14 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-10
J241694-035(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*83.06 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-10
J241694-035(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*83.06 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*67.88 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*85.76 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-10
J241694-035(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*66.49 %*	*50 - 140*						

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE12-5
J241694-036(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE12-5
J241694-036(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*102.41 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*100.26 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*108.12 %*	*60 - 140*

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-11
J241694-039(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	105	10.0	mg/kg	"	"	"	"	
Barium, Ba	73.6	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.3	1.0	mg/kg	"	"	"	"	
Cobalt, Co	9.5	1.0	mg/kg	"	"	"	"	
Chromium, Cr	20.7	1.0	mg/kg	"	"	"	"	
Copper, Cu	16.2	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	13.1	1.0	mg/kg	"	"	"	"	
Lead, Pb	8.8	1.0	mg/kg	"	"	"	"	
Antimony, Sb	10.2	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	44.7	1.0	mg/kg	"	"	"	"	
Zinc, Zn	38.2	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-11
J241694-039(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*75.25 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*67.59 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*86.85 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*68.30 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-11
J241694-039(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*80.20 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-11
J241694-039(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*80.20 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*69.99 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*83.22 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-11
J241694-039(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*93.48 %*	*50 - 140*						

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE15-2
J241694-040(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE15-2
J241694-040(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*100.90 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*96.31 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*103.83 %*	*60 - 140*

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-12
J241694-044(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	18.5	10.0	mg/kg	"	"	"	"	
Barium, Ba	42.4	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	1.6	1.0	mg/kg	"	"	"	"	
Cobalt, Co	6.1	1.0	mg/kg	"	"	"	"	
Chromium, Cr	12.6	1.0	mg/kg	"	"	"	"	
Copper, Cu	9.2	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	8.1	1.0	mg/kg	"	"	"	"	
Lead, Pb	3.5	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	29.2	1.0	mg/kg	"	"	"	"	
Zinc, Zn	23.9	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-12
J241694-044(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*87.50 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*88.67 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*100.09 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*88.03 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-12
J241694-044(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*85.86 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-12
J241694-044(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*85.86 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*68.42 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*87.28 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-12
J241694-044(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*84.55 %*	*50 - 140*						

JONES ENVIRONMENTAL, INC.

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE15-5
J241694-045(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE15-5
J241694-045(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*102.91 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*96.67 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*103.84 %*	*60 - 140*

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-13
J241694-049(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	88.2	10.0	mg/kg	"	"	"	"	
Barium, Ba	73.2	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.5	1.0	mg/kg	"	"	"	"	
Cobalt, Co	10.3	1.0	mg/kg	"	"	"	"	
Chromium, Cr	20.7	1.0	mg/kg	"	"	"	"	
Copper, Cu	14.0	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	13.0	1.0	mg/kg	"	"	"	"	
Lead, Pb	6.8	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	47.6	1.0	mg/kg	"	"	"	"	
Zinc, Zn	41.0	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-13
J241694-049(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*68.85 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*81.47 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*79.93 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*81.31 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-13
J241694-049(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*85.82 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-13
J241694-049(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*85.82 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*66.55 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*85.56 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-13
J241694-049(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*88.56 %*	*50 - 140*						

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE19-2
J241694-050(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE19-2
J241694-050(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*101.33 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*98.73 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*105.36 %*	*60 - 140*

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Lab Director

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-14
J241694-052(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	1.0	mg/kg	2	QC2406373	06/20/24	EPA 6010	
Arsenic, As	31.2	10.0	mg/kg	"	"	"	"	
Barium, Ba	63.9	1.0	mg/kg	"	"	"	"	
Beryllium, Be	ND	1.0	mg/kg	"	"	"	"	
Cadmium, Cd	2.1	1.0	mg/kg	"	"	"	"	
Cobalt, Co	8.7	1.0	mg/kg	"	"	"	"	
Chromium, Cr	19.6	1.0	mg/kg	"	"	"	"	
Copper, Cu	13.6	1.0	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	1.0	mg/kg	"	"	"	"	
Nickel, Ni	11.1	1.0	mg/kg	"	"	"	"	
Lead, Pb	4.6	1.0	mg/kg	"	"	"	"	
Antimony, Sb	ND	10.0	mg/kg	"	"	"	"	
Selenium, Se	ND	10.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	10.0	mg/kg	"	"	"	"	
Vanadium, V	36.2	1.0	mg/kg	"	"	"	"	
Zinc, Zn	36.7	1.0	mg/kg	"	"	"	"	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-14
J241694-052(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Chlorinated Pesticides by GC/ECD by EPA 8081								
Technical Chlordane	ND	20.0	µg/kg	1	QC2406364	06/18/24	EPA 8081	
Surrogate: TCMX	*73.07 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*75.88 %*	*30 - 135*						
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2406286	06/17/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2406365	06/18/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*84.50 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*76.07 %*	*30 - 135*						
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Naphthalene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
2-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthalene	ND	15	µg/kg	"	"	"	"	
Acenaphthene	ND	15	µg/kg	"	"	"	"	
Fluorene	ND	15	µg/kg	"	"	"	"	
Phenanthrene	ND	15	µg/kg	"	"	"	"	
Anthracene	ND	15	µg/kg	"	"	"	"	
Fluoranthene	ND	15	µg/kg	"	"	"	"	
Pyrene	ND	15	µg/kg	"	"	"	"	
Benz(a)anthracene	ND	15	µg/kg	"	"	"	"	
Chrysene	ND	15	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	15	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	15	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	15	µg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-14
J241694-052(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270								
Benzo(g,h,i)perylene	ND	15	µg/kg	1	QC2406325	06/18/24	EPA 8270	
Surrogate: p-Terphenyl-d14	*88.63 %*	*39 - 198*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-14
J241694-052(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Hexachlorobenzene	ND	200	µg/kg	1	QC2406306	06/18/24	EPA 8270	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*88.63 %*	*56.63 - 124.98*						
Surrogate: 2-Fluorophenol	*68.38 %*	*33.44 - 99.12*						
Surrogate: 2-Fluorobiphenyl	*90.36 %*	*55.83 - 106.772*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2406359	06/18/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Comp-14
J241694-052(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
Surrogate: Hexacosane	*76.06 %*	*50 - 140*						

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE19-2
J241694-053(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

PE19-2
J241694-053(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2406308	06/18/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*102.68 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*100.31 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*107.42 %*	*60 - 140*

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

CAM 17 Metals by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406373 - EPA 6010										
CCV 1										
Barium, Ba	1.0	0.5	%	1		101	90 - 110		110	
Cobalt, Co	1.0	0.5	%	1		102	90 - 110		110	
Lead, Pb	1.0	0.5	%	1		99	90 - 110		110	
Selenium, Se	1.0	5.0	%	1		101	90 - 110		110	
Zinc, Zn	1.1	0.5	%	1		106	90 - 110		110	
LCS 1										
Barium, Ba	216	0.5	%	200		108	80 - 120			
Cobalt, Co	52.5	0.5	%	50		105	80 - 120			
Lead, Pb	51.0	0.5	%	50		102	80 - 120			
Selenium, Se	199	5.0	%	200		99	80 - 120			
Zinc, Zn	44.5	0.5	%	50		89	80 - 120			
LCSD 1										
Barium, Ba	207	0.5	%	200		103	80 - 120	4.40	120	
Cobalt, Co	50.3	0.5	%	50		101	80 - 120	4.20	120	
Lead, Pb	48.7	0.5	%	50		97	80 - 120	4.43	120	
Selenium, Se	189	5.0	%	200		94	80 - 120	5.06	120	
Zinc, Zn	42.8	0.5	%	50		86	80 - 120	3.85	120	
Method Blank 1										
Silver, Ag	ND	0.5	mg/kg							
Arsenic, As	ND	5.0	mg/kg							
Barium, Ba	ND	0.5	mg/kg							
Beryllium, Be	ND	0.5	mg/kg							
Cadmium, Cd	ND	0.5	mg/kg							
Cobalt, Co	ND	0.5	mg/kg							
Chromium, Cr	ND	0.5	mg/kg							
Copper, Cu	ND	0.5	mg/kg							
Molybdenum, Mo	ND	0.5	mg/kg							
Nickel, Ni	ND	0.5	mg/kg							
Lead, Pb	ND	0.5	mg/kg							
Antimony, Sb	ND	5.0	mg/kg							
Selenium, Se	ND	5.0	mg/kg							
Thallium, Tl	ND	5.0	mg/kg							
Vanadium, V	ND	0.5	mg/kg							
Zinc, Zn	ND	0.5	mg/kg							

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717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Total Petroleum Hydrocarbons by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406359 - EPA 8015										
CCV 1										
C10 - C28	836	10.0	%	1000		84	80 - 120		120	
LCS 1										
C10 - C28	358	10.0	%	500		72	60 - 140			
Surrogate: Hexacosane		*93.16 %*	*50 - 140*							
LCSD 1										
C10 - C28	347	10.0	%	500		69	60 - 140	2.96	140	
Surrogate: Hexacosane		*69.22 %*	*50 - 140*							
Method Blank 1										
C10 - C28	ND	10.0	mg/kg							
C13 - C15	ND	1.0	mg/kg							
C16 - C17	ND	1.0	mg/kg							
C18 - C19	ND	1.0	mg/kg							
C20 - C23	ND	1.0	mg/kg							
C24 - C27	ND	1.0	mg/kg							
C28 - C31	ND	1.0	mg/kg							
C32 - C35	ND	1.0	mg/kg							
C36 - C40	ND	1.0	mg/kg							
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*101.85 %*	*50 - 140*							

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Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Mercury by Cold Vapor Atomic Absorption by EPA 7471 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406286 - EPA 7471										
CCV 1										
Mercury, Hg	5.413	0.020	%	5		108	80 - 120		120	
LCS 1										
Mercury, Hg	1.02	0.020	%	1		102	80 - 120			
LCSD 1										
Mercury, Hg	1.03	0.020	%	1		103	80 - 120	1.46	120	
Method Blank 1										
Mercury, Hg	ND	0.020	mg/kg							

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406364 - EPA 8081										
CCV 1										
alpha-BHC	58.3	10.0	%	50		117	80 - 120		120	
Heptachlor	59.4	10.0	%	50		119	80 - 120		120	
Aldrin	59.8	10.0	%	50		120	80 - 120		120	
Heptachlor epoxide	59.9	10.0	%	50		120	80 - 120		120	
gamma-Chlordane	60.0	10.0	%	50		120	80 - 120		120	
Endosulfan I	57.7	10.0	%	50		115	80 - 120		120	
4,4'-DDE	116	10.0	%	100		116	80 - 120		120	
Dieldrin	119	10.0	%	100		119	80 - 120		120	
Endrin	115	10.0	%	100		115	80 - 120		120	
4,4'-DDD	117	10.0	%	100		117	80 - 120		120	
Endosulfan II	119	10.0	%	100		119	80 - 120		120	
4,4'-DDT	115	10.0	%	100		115	80 - 120		120	
Endrin ketone	118	10.0	%	100		118	80 - 120		120	
LCS 1										
alpha-BHC	87.5	10.0	%	100		88	60 - 140			
Heptachlor	95.8	10.0	%	100		96	60 - 140			
Aldrin	92.9	10.0	%	100		93	60 - 140			
Heptachlor epoxide	102	10.0	%	100		102	60 - 140			
gamma-Chlordane	91.7	10.0	%	100		92	60 - 140			
Endosulfan I	90.6	10.0	%	100		91	60 - 140			
4,4'-DDE	92.0	10.0	%	100		92	60 - 140			
Dieldrin	100	10.0	%	100		100	60 - 140			
Endrin	94.4	10.0	%	100		94	60 - 140			
4,4'-DDD	93.8	10.0	%	100		94	60 - 140			
Endosulfan II	78.7	10.0	%	100		79	60 - 140			
4,4'-DDT	90.7	10.0	%	100		91	60 - 140			
Endrin ketone	108	10.0	%	100		108	60 - 140			
Surrogate: TCMX		*116.92 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*113.99 %*	*30 - 135*							
LCSD 1										
alpha-BHC	99.8	10.0	%	100		100	60 - 140	13.14	140	
Heptachlor	109	10.0	%	100		109	60 - 140	13.01	140	
Aldrin	106	10.0	%	100		106	60 - 140	13.48	140	
Heptachlor epoxide	117	10.0	%	100		117	60 - 140	13.50	140	
gamma-Chlordane	106	10.0	%	100		106	60 - 140	14.50	140	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406364 - EPA 8081										
LCSD 1										
Endosulfan I	103	10.0	%	100		103	60 - 140	13.04	140	
4,4'-DDE	104	10.0	%	100		104	60 - 140	11.80	140	
Dieldrin	112	10.0	%	100		112	60 - 140	11.16	140	
Endrin	106	10.0	%	100		106	60 - 140	12.00	140	
4,4'-DDD	110	10.0	%	100		110	60 - 140	15.46	140	
Endosulfan II	90.3	10.0	%	100		90	60 - 140	13.68	140	
4,4'-DDT	105	10.0	%	100		105	60 - 140	14.94	140	
Endrin ketone	122	10.0	%	100		122	60 - 140	11.63	140	
Surrogate: TCMX		*107.86 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*104.15 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Technical Chlordane	ND	20.0	µg/kg							
Surrogate: TCMX		*124.30 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*122.09 %*	*30 - 135*							

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Semivolatile Organics by GC/MS (PAH's ONLY) by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406325 - EPA 8270										
CCV 1										
Acenaphthene	1	15	%	1		118	80 - 120		120	
Pyrene	1	15	%	1		119	80 - 120		120	
LCS 1										
Acenaphthene	0.913	15	%	1.25		73	3.42 - 188.9			
Pyrene	0.829	15	%	1.25		66	7.13 - 179.2			
Surrogate: p-Terphenyl-d14		*75.37 %*	*39 - 198*							
LCSD 1										
Acenaphthene	0.951	15	%	1.25		76	36 - 130	4.09	130	
Pyrene	0.894	15	%	1.25		72	58 - 127	7.56	127	
Surrogate: p-Terphenyl-d14		*78.83 %*	*39 - 198*							
Method Blank 1										
Naphthalene	ND	15	µg/kg							
2-Methylnaphthalene	ND	15	µg/kg							
1-Methylnaphthalene	ND	15	µg/kg							
Acenaphthalene	ND	15	µg/kg							
Acenaphthene	ND	15	µg/kg							
Fluorene	ND	15	µg/kg							
Phenanthrene	ND	15	µg/kg							
Anthracene	ND	15	µg/kg							
Fluoranthene	ND	15	µg/kg							
Pyrene	ND	15	µg/kg							
Benz(a)anthracene	ND	15	µg/kg							
Chrysene	ND	15	µg/kg							
Benzo(b)fluoranthene	ND	15	µg/kg							
Benzo(k)fluoranthene	ND	15	µg/kg							
Benzo(a)pyrene	ND	15	µg/kg							
Indeno(1,2,3-cd)pyrene	ND	15	µg/kg							
Dibenz(a,h)anthracene	ND	15	µg/kg							
Benzo(g,h,i)perylene	ND	15	µg/kg							
Surrogate: p-Terphenyl-d14		*75.42 %*	*39 - 198*							

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406365 - EPA 8082										
CCV 1										
Aroclor 1016	1100.0	50.0	%	1000		110	80 - 120		120	
Aroclor 1260	1170.0	50.0	%	1000		117	80 - 120		120	
LCS 1										
Aroclor 1016	488	50.0	%	500		98	50 - 130			
Aroclor 1260	448	50.0	%	500		90	50 - 130			
Surrogate: TCMX		*129.08 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*116.59 %*	*30 - 135*							
LCSD 1										
Aroclor 1016	547	50.0	%	500		109	50 - 130	11.44	130	
Aroclor 1260	523	50.0	%	500		105	50 - 130	15.62	130	
Surrogate: TCMX		*129.32 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*125.17 %*	*30 - 135*							
Method Blank 1										
Aroclor 1016	ND	50.0	µg/kg							
Aroclor 1221	ND	50.0	µg/kg							
Aroclor 1232	ND	50.0	µg/kg							
Aroclor 1242	ND	50.0	µg/kg							
Aroclor 1248	ND	50.0	µg/kg							
Aroclor 1254	ND	50.0	µg/kg							
Aroclor 1260	ND	50.0	µg/kg							
Aroclor 1262	ND	50.0	µg/kg							
Aroclor 1268	ND	50.0	µg/kg							
Surrogate: TCMX		*128.14 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*119.86 %*	*30 - 135*							

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406306 - EPA 8270										
CCV 1										
2-Chlorophenol	1.201	200	%	1		120	80 - 120		120	
1,4-Dichlorobenzene	1.208	200	%	1		121	80 - 120		120	1
1,2,4-Trichlorobenzene	1.174	200	%	1		117	80 - 120		120	
4-Chloro-3-methylphenol	0.943	200	%	1		94	80 - 120		120	
Acenaphthene	1.183	200	%	1		118	80 - 120		120	
Pyrene	1.192	200	%	1		119	80 - 120		120	
LCS 1										
2-Chlorophenol	1.84	200	%	2.5		73	2.28 - 130.(			
1,4-Dichlorobenzene	0.891	200	%	1.25		71	1.93 - 129.1			
1,2,4-Trichlorobenzene	0.841	200	%	1.25		67	7.47 - 124.(			
4-Chloro-3-methylphenol	1.35	200	%	2.5		54	5.43 - 85.8			
Acenaphthene	0.913	200	%	1.25		73	2.12 - 127.3			
Pyrene	0.829	200	%	1.25		66	0.71 - 130.8			
Surrogate: p-Terphenyl-d14		*75.37 %*	*56.63 - 124.98*							
Surrogate: 2-Fluorophenol		*69.29 %*	*33.44 - 99.12*							
Surrogate: 2-Fluorobiphenyl		*74.36 %*	*55.83 - 106.772*							
LCSD 1										
2-Chlorophenol	1.94	200	%	2.5		78	45 - 148	5.68	148	
1,4-Dichlorobenzene	0.943	200	%	1.25		75	33 - 149	5.64	149	
1,2,4-Trichlorobenzene	0.883	200	%	1.25		71	30 - 128	4.90	128	
4-Chloro-3-methylphenol	1.25	200	%	2.5		50	44 - 116	7.33	116	
Acenaphthene	0.951	200	%	1.25		76	36 - 130	4.09	130	
Pyrene	0.894	200	%	1.25		72	58 - 127	7.56	127	
Surrogate: p-Terphenyl-d14		*78.83 %*	*56.63 - 124.98*							
Surrogate: 2-Fluorophenol		*72.88 %*	*33.44 - 99.12*							
Surrogate: 2-Fluorobiphenyl		*78.26 %*	*55.83 - 106.772*							
Method Blank 1										
Bis(2-chloroethyl) ether	ND	200	µg/kg							
2-Chlorophenol	ND	200	µg/kg							

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406306 - EPA 8270										
Method Blank 1										
1,3-Dichlorobenzene	ND	200	µg/kg							
1,4-Dichlorobenzene	ND	200	µg/kg							
1,2-Dichlorobenzene	ND	200	µg/kg							
o-Cresol	ND	200	µg/kg							
m,p-Cresol	ND	200	µg/kg							
Hexachloroethane	ND	200	µg/kg							
Nitrobenzene	ND	200	µg/kg							
Isophorone	ND	200	µg/kg							
Bis(2-chloroethoxy) methane	ND	200	µg/kg							
2,4-Dichlorophenol	ND	200	µg/kg							
1,2,4-Trichlorobenzene	ND	200	µg/kg							
Naphthalene	ND	200	µg/kg							
4-Chloroaniline	ND	200	µg/kg							
Hexachlorobutadiene	ND	200	µg/kg							
4-Chloro-3-methylphenol	ND	200	µg/kg							
2-Methylnaphthalene	ND	200	µg/kg							
1-Methylnaphthalene	ND	200	µg/kg							
Hexachlorocyclopentadiene	ND	200	µg/kg							
2,4,6-Trichlorophenol	ND	200	µg/kg							
2,4,5-Trichlorophenol	ND	200	µg/kg							
2-Chloronaphthalene	ND	200	µg/kg							
2-Nitroaniline	ND	200	µg/kg							
Dimethylphthalate	ND	200	µg/kg							
Acenaphthalene	ND	200	µg/kg							
3-Nitroaniline	ND	200	µg/kg							
Acenaphthene	ND	200	µg/kg							
2,4-Dinitrotoluene	ND	200	µg/kg							
Dibenzofuran	ND	200	µg/kg							
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg							
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg							
Diethylphthalate	ND	200	µg/kg							
Fluorene	ND	200	µg/kg							
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg							
Diphenylamine	ND	200	µg/kg							
Azobenzene	ND	200	µg/kg							
4-Bromophenyl Phenyl Ether	ND	200	µg/kg							
Hexachlorobenzene	ND	200	µg/kg							

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406306 - EPA 8270										
Method Blank 1										
Phenanthrene	ND	200	µg/kg							
Anthracene	ND	200	µg/kg							
Carbazole	ND	200	µg/kg							
Di-n-butylphthalate	ND	200	µg/kg							
Fluoranthene	ND	200	µg/kg							
Pyrene	ND	200	µg/kg							
Benzyl Butyl Phthalate	ND	200	µg/kg							
Di(2-ethylhexyl) adipate	ND	200	µg/kg							
Benzo(a)anthracene	ND	200	µg/kg							
Chrysene	ND	200	µg/kg							
Di-n-octyl Phthalate	ND	200	µg/kg							
Benzo(b)fluoranthene	ND	200	µg/kg							
Benzo(k)fluoranthene	ND	200	µg/kg							
Benzo(a)pyrene	ND	200	µg/kg							
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg							
Dibenz(a,h)anthracene	ND	200	µg/kg							
Benzo(g,h,i)perylene	ND	200	µg/kg							
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg							
Surrogate: p-Terphenyl-d14		*75.42 %*	*56.63 - 124.98*							
Surrogate: 2-Fluorophenol		*74.35 %*	*33.44 - 99.12*							
Surrogate: 2-Fluorobiphenyl		*77.22 %*	*55.83 - 106.772*							

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406308 - EPA 8260										
CCV 1										
Benzene	288	1.0	%	250		115	80 - 120		120	
Chlorobenzene	261	1.0	%	250		104	80 - 120		120	
1,1-Dichloroethene	262	1.0	%	250		105	80 - 120		120	
cis-1,2-Dichloroethene	292	1.0	%	250		117	80 - 120		120	
Ethylbenzene	269	1.0	%	250		108	80 - 120		120	
Tetrachloroethene	218	1.0	%	250		87	80 - 120		120	
Toluene	276	1.0	%	250		110	80 - 120		120	
1,1,1-Trichloroethane	251	1.0	%	250		100	80 - 120		120	
Trichloroethene	254	1.0	%	250		101	80 - 120		120	
1,2,4-Trimethylbenzene	282	1.0	%	250		113	80 - 120		120	
Vinyl chloride	256	1.0	%	250		102	80 - 120		120	
LCS 1										
Benzene	52.8	1.0	%	50		106	70 - 130			
Chlorobenzene	50.1	1.0	%	50		100	70 - 130			
1,1-Dichloroethene	47.4	1.0	%	50		95	60 - 140			
cis-1,2-Dichloroethene	55.5	1.0	%	50		111	70 - 130			
Ethylbenzene	48.9	1.0	%	50		98	70 - 130			
Tetrachloroethene	37.8	1.0	%	50		76	70 - 130			
Toluene	49.7	1.0	%	50		99	70 - 130			
1,1,1-Trichloroethane	44.6	1.0	%	50		89	70 - 130			
Trichloroethene	46.8	1.0	%	50		94	70 - 130			
1,2,4-Trimethylbenzene	51.3	1.0	%	50		103	70 - 130			
Vinyl chloride	40.7	1.0	%	50		81	60 - 140			
Surrogate: Toluene-d8		*101.36 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*98.13 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*113.41 %*	*60 - 140*							
LCSD 1										
Benzene	51.9	1.0	%	50		104	70 - 130	1.69	130	
Chlorobenzene	50.7	1.0	%	50		101	70 - 130	1.17	130	
1,1-Dichloroethene	46.7	1.0	%	50		93	60 - 140	1.53	140	
cis-1,2-Dichloroethene	55.7	1.0	%	50		111	70 - 130	0.31	130	
Ethylbenzene	47.2	1.0	%	50		94	70 - 130	3.55	130	
Tetrachloroethene	37.0	1.0	%	50		74	70 - 130	2.01	130	
Toluene	49.0	1.0	%	50		98	70 - 130	1.41	130	
1,1,1-Trichloroethane	43.6	1.0	%	50		87	70 - 130	2.21	130	

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Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406308 - EPA 8260										
LCSD 1										
Trichloroethene	45.6	1.0	%	50		91	70 - 130	2.59	130	
1,2,4-Trimethylbenzene	49.5	1.0	%	50		99	70 - 130	3.59	130	
Vinyl chloride	38.8	1.0	%	50		78	60 - 140	4.75	140	
Surrogate: Toluene-d8		*101.33 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*99.12 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*114.27 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406308 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2406308 - EPA 8260										
Method Blank 1										
Surrogate: Toluene-d8		*101.09 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*99.29 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*108.76 %*	*60 - 140*							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/10/24 12:19

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☒ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 1 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail, Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs					Number of Containers	Notes & Special Instructions
Comp-1	6-11-24		-001	ICE		S	X	X	X		X	X	X						Make Comp-1 from
PE1-2		0755	-002		1 Sleeve 2 Encore					X									PE1-2 & PE2-2
PE2-2		0808	-003		1 Sleeve														
Comp-2			-004		1 Sleeve		X	X	X		X	X	X						Make Comp-2 from
PE1-5		0758	-005		1 Sleeve 2 Encore					X									PE1-5 & PE2-5
PE2-5		0810	-006		1 Sleeve														
Comp-3			-007				X	X	X		X	X	X						Make Comp-3 from
PE3-2		0822	-008		1 Sleeve 2 Encore					X									PE3-2, PE4-2, PE5-2
PE4-2		0833	-009		1 Sleeve														
PE5-2		0840	-010		1 Sleeve														

Analysis Requested

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	
Scott Morgan	Scott Morgan		J Watkins	Total Number of Containers
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	
	J Watkins		Naonap.	
Company: JEL	Date: 6/12 Time: 1000	Company: Jones	Date: 6/12/24 Time: 1002	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2416944
Page 2 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail, Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample ID	Sample Collection Date	Sample Collection Time SM	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
Comp-4	6.11.24	~~0835~~	-011	ICE		S	X	X	X		X	X	X		Make Comp-4 from
PE3-5		0825	-012		1 Sleeve 2 Ends					X					PE3-5, PE4-5, PE5-5
PE4-5		0835	-013		1 Sleeve										
PE5-5		0842	-014		1 Sleeve										
Comp-5			-015				X	X	X		X	X	X		Make Comp-5 from
PE6-2		0852	-016		1 Sleeve 2 Ends					X					PE6-2, PE7-2, PE8-2
PE7-2		0910	-017		1 Sleeve										
PE8-2		0925	-018		1 Sleeve										
Comp-6			-019				X	X	X		X	X	X		Make Comp-6 from
PE6-5		0855	-020		1 Sleeve 2 Ends					X					PE6-5, PE7-5, PE8-5

Total Number of Containers

Relinquished By (Signature): Scott Morgan	Printed Name: Scott Morgan	Received By (Signature):	Printed Name: J Watkins
Company: Converse	Date: 6-12-24	Time: 0800	Company: JEL	Date: 6/12	Time: 0800
Relinquished By (Signature):	Printed Name: J Watkins	Received By Laboratory (Signature):	Printed Name: Victoria P
Company: JEL	Date: 6/12	Time: 1000	Company: Jones	Date: 6/12/24	Time: 1000

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 3 of 6

Client Converse Consultants	**Date** 6/11/2024
Project Name Pacific Electric Trail - Expansion Study	**Client Project #** 20-16-100-01
Project Address Pacific Electric Trail Rialto, CA	
Email mvanfleet@converseconsultants.com	
Phone (626) 930-1200	
Report To Michael Van Fleet	**Sampler** Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE7-5	6.11.24	0912	-021	ICE	1 Sleeve	S									
PE8-[illegible]5		0927	-022		1 Sleeve										
Comp-7			-023				X	X	X		X	X	X		Make Comp-7 from
PE9-2		0935	-024		1 Sleeve 2 Liners					X					PE9-2, PE10-2, PE11-2
PE10-2		0950	-025		1 Sleeve										
PE11-2		0958	-026		1 Sleeve										
Comp-8			-027				X	X	X		X	X	X		Make Comp-8 from
PE9-5		0938	-028		1 Sleeve 2 Liners					X					PE9-5, PE10-5, PE11-5
PE10-[illegible]5		0952	-029		1 Sleeve										
PE11-5		1000	-030		1 Sleeve										

Relinquished By (Signature) Scott Morgan	**Printed Name** Scott Morgan	**Received By (Signature)** [illegible]	**Printed Name** J Watkins		**Total Number of Containers**
Company Converse	**Date** 6-12-24 **Time** 0800	**Company** JEL	**Date** 6/12 **Time** 0800		
Relinquished By (Signature) [illegible]	**Printed Name** J Watkins	**Received By Laboratory (Signature)** [illegible]	**Printed Name** Victoria P.		Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.
Company JEL	**Date:** 6/12 **Time** 1000	**Company** JONES	**Date** 6/12/24 **Time** 1000		

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY

Jones Project # J241694

Page 4 of 6

Client Converse Consultants	**Date** 6/11/2024
Project Name Pacific Electric Trail - Expansion Study	**Client Project #** 20-16-100-01
Project Address Pacific Electric Trail	
Rialto, CA	
Email mvanfleet@converseconsultants.com	
Phone (626) 930-1200	
Report To Michael Van Fleet	**Sampler** Scott Morgan

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chain	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
Comp - 9	6-11-24		-031	ICE		S	X	X	X		X	X	X		Make Comp-9 from
PE12-2		1005	-032		1 Sleeve Zenture					X					PE12-2, PE13-2, PE14-2
PE13-2		1018	-033		1 Sleeve										
PE14-2		1030	-034		1 Sleeve										
Comp - 10			-035				X	X	X		X	X	X		Make Comp-10 from
PE12-5		1009	-036		1 Sleeve 2 Cheer					X					PE12-5, PE13-5, PE14-5
PE13-5		1020	-037		1 Sleeve										
PE14-5		1032	-038		1 Sleeve										
Comp - 11			-039				X	X	X		X	X	X		Make Comp-11 from
PE15-2		1040	-040		1 Sleeve 2 Cheer					X					PE15-2, PE16-2, PE17-2, PE18-2

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name		Total Number of Containers
Company	Date / Time	Company	Date / Time		
Converse	Scott Morgan 6-12-24 0800	JEL	J Watkins 6/12 0800		
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name		
Company	Date / Time	Company	Date / Time		
JEL	J Watkins 6/12 1000	Jones	Victoria P. 6/12/24 1000		

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate

Chain-of-Custody Record

JONES ENVIRONMENTAL INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- □ Immediate Attention - 200%
- □ Rush 24 Hours - 100%
- □ Rush 48 Hours - 50%
- □ Rush 72 Hours - 25%
- □ Rush 96 Hours - 10%
- □ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 5 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail, Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE 16-2	6.11.24	1054	-041	ICE	1 Sleeve	S									
PE 17-2		1106	-042		1 Sleeve										
PE 18-2		1115	-043		1 Sleeve										
Comp-12			-044				X	X	X		X	X	X		Make Comp-12 from
PE 15-5		1042	-045		1 Sleeve 2 Jars					X					PE15-5, PE16-5, PE17-5,
PE 16-5		1056	-046		1 Sleeve										PE18-5,
PE 17-5		1108	-047		1 Sleeve										
PE 18-5		1117	-048		1 Sleeve										
Comp-13			-049				X	X	X		X	X	X		Make Comp-13 from
PE 19-2	↓	1130	-050	↓	1 Sleeve 2 Jars	↓				X					PE19-2 ? PE20-2

Total Number of Containers

Relinquished By (Signature): Scott Morgan	Printed Name: Scott Morgan	Received By (Signature):	Printed Name: JWatkins
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800
Relinquished By (Signature):	Printed Name: JWatkins	Received By Laboratory (Signature):	Printed Name: VCRundP
Company: JEL	Date: 6/12 Time: 1000	Company: JONES	Date: 6/12/24 Time: 1000

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- □ Immediate Attention - 200%
- □ Rush 24 Hours - 100%
- □ Rush 48 Hours - 50%
- □ Rush 72 Hours - 25%
- □ Rush 96 Hours - 10%
- □ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 6 of 6

Client: Converse Consultants
Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study
Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail
Rialto, CA
Email: mvanfleet@converseconsultants.com
Phone: (626) 930-1200
Report To: Michael Van Fleet
Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE20-2	6/11/24	1142	-051	ICE	1 Sleeve	S									
Comp-14	"		-052	"	"	"	X	X	X		X	X	X		Make Comp-14 from
PE19-5	11[illegible]2	1132	-053	"	1 Sleeve Reserve	"				X					PE19-5, PE20-5
PE20-5	"	1145	-054	"	1 Sleeve	"									

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	
Scott Morgan	Scott Morgan	[signature]	J Watkins	Total Number of Containers
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	
[signature]	J Watkins	[signature]	M Monarrez	
Company: JEL	Date: 6/12 Time: 1000	Company: Jones	Date: 6/12/24 Time: 1000	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.

Login Report

Customer Name: Converse Consultants
Purchase Order:
Project ID: Pacific Electric Trail -Expansion Study
Comment:

Order ID: J241694
Order Date: 6/12/2024

Sample #: J241694-001 **Customer Sample #:** Comp-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24
Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-002 **Customer Sample #:** PE1-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 7:55 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-004 **Customer Sample #:** Comp-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24
Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

PCBs		EPA 8082	6/20/2024
SVOCs		EPA 8270	6/20/2024
6010	CAM-17	EPA 6010	6/20/2024
CAM-17	CAM-17	N/A	6/20/2024
Mercury, Hg	CAM-17	EPA 7471	6/20/2024

Sample #: J241694-005 **Customer Sample #:** PE1-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 7:58 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-007 **Customer Sample #:** Comp-3 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-008 **Customer Sample #:** PE3-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 8:22 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

Sample #: J241694-011 **Customer Sample #:** Comp-4 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-012 **Customer Sample #:** PE3-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 8:25 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-015 **Customer Sample #:** Comp-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

Sample #: J241694-016 **Customer Sample #:** PE6-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 8:52 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-019 **Customer Sample #:** Comp-6 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-020 **Customer Sample #:** PE6-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 8:55 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-023 **Customer Sample #:** Comp-7 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

PCBs		EPA 8082	6/20/2024
SVOCs		EPA 8270	6/20/2024
6010	CAM-17	EPA 6010	6/20/2024
CAM-17	CAM-17	N/A	6/20/2024
Mercury, Hg	CAM-17	EPA 7471	6/20/2024

Sample #: J241694-024 **Customer Sample #:** PE9-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 9:35 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-027 **Customer Sample #:** Comp-8 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-028 **Customer Sample #:** PE9-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 9:38 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

Sample #: J241694-031 **Customer Sample #:** Comp-9 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-032 **Customer Sample #:** PE12-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 10:05 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-035 **Customer Sample #:** Comp-10 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

Sample #: J241694-036 **Customer Sample #:** PE12-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 10:09 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-039 **Customer Sample #:** Comp-11 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-040 **Customer Sample #:** PE15-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 10:40 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-044 **Customer Sample #:** Comp-12 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

PCBs		EPA 8082	6/20/2024
SVOCs		EPA 8270	6/20/2024
6010	CAM-17	EPA 6010	6/20/2024
CAM-17	CAM-17	N/A	6/20/2024
Mercury, Hg	CAM-17	EPA 7471	6/20/2024

Sample #: J241694-045 **Customer Sample #:** PE15-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 10:42 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Sample #: J241694-049 **Customer Sample #:** Comp-13 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-050 **Customer Sample #:** PE19-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 11:30 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

Customer Name: Converse Consultants **Order ID:** J241694

Purchase Order: **Order Date:** 6/12/2024

Project ID: Pacific Electric Trail -Expansion Study

Comment:

Sample #: J241694-052 **Customer Sample #:** Comp-14 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	6/20/2024	
OCPs		EPA 8081	6/20/2024	
Outlab		6020-Title 22 Metals	6/20/2024	
PAHs		EPA 8270	6/20/2024	
PCBs		EPA 8082	6/20/2024	
SVOCs		EPA 8270	6/20/2024	
6010	CAM-17	EPA 6010	6/20/2024	
CAM-17	CAM-17	N/A	6/20/2024	
Mercury, Hg	CAM-17	EPA 7471	6/20/2024	

Sample #: J241694-053 **Customer Sample #:** PE19-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 06/11/24 11:32 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 06/12/24 10:28 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	6/20/2024	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	Yes
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received chilled on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

15 July 2024

Michael Van Fleet
Converse Consultants
717 South Myrtle Ave
Monrovia, CA 91016

Re: Pacific Electric Trail -Expansion Study

Enclosed are the results of analyses for samples received by the laboratory on 06/12/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE12-2	J241694-032	Soil	06/11/2024 10:05	06/12/2024 10:28
PE13-2	J241694-033	Soil	06/11/2024 10:18	06/12/2024 10:28
PE14-2	J241694-034	Soil	06/11/2024 10:30	06/12/2024 10:28

DETECTIONS SUMMARY

Sample ID: PE12-2 **Laboratory ID:** J241694-032

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	50.8	0.5	mg/kg	EPA 6010	

Sample ID: PE13-2 **Laboratory ID:** J241694-033

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	31.0	0.5	mg/kg	EPA 6010	

Sample ID: PE14-2 **Laboratory ID:** J241694-034

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.5	0.5	mg/kg	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

PE12-2
J241694-032(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Lead by EPA 6010								
Lead, Pb	50.8	0.5	mg/kg	1	QC2407217	07/15/24	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

PE13-2
J241694-033(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Lead by EPA 6010								
Lead, Pb	31.0	0.5	mg/kg	1	QC2407217	07/15/24	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

PE14-2
J241694-034(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Lead by EPA 6010								
Lead, Pb	3.5	0.5	mg/kg	1	QC2407217	07/15/24	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

Lead by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2407217 - EPA 6010										
CCV 1										
Lead, Pb	1.0	0.5	%	1		98	90 - 110		110	
LCS 1										
Lead, Pb	51.5	0.5	%	50		103	80 - 120			
LCSD 1										
Lead, Pb	52.5	0.5	%	50		105	80 - 120	1.92	120	
Method Blank 1										
Lead, Pb	ND	0.5	mg/kg							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Pacific Electric Trail -Expansion S	
717 South Myrtle Ave	Project Number:	20-16-100-01	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	07/15/24 14:10

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☒ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 1 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail, Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chain	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
Comp-1	6-11-24		-001	ICE		S	X	X	X		X	X	X		Make Comp-1 from
PE1-2		0755	-002		1 Sleeve 2 Encore					X					PE1-2 & PE2-2
PE2-2		0808	-003		1 Sleeve										
Comp-2			-004		1 Sleeve		X	X	X		X	X	X		Make Comp-2 from
PE1-5		0758	-005		1 Sleeve 2 Encore					X					PE1-5 & PE2-5
PE2-5		0810	-006		1 Sleeve										
Comp-3			-007				X	X	X		X	X	X		Make Comp-3 from
PE3-2		0822	-008		1 Sleeve 2 Encore					X					PE3-2, PE4-2, PE5-2
PE4-2		0833	-009		1 Sleeve										
PE5-2		0840	-010		1 Sleeve										

Analysis Requested

Relinquished By (Signature): Scott Morgan	Printed Name: Scott Morgan	Received By (Signature):	Printed Name: J Watkins		Total Number of Containers
Company: Converse	Date: 6-12-24	Time: 0800	Company: JEL	Date: 6/12	Time: 0800
Relinquished By (Signature):	Printed Name: J Watkins	Received By Laboratory (Signature):	Printed Name: Naonap.		
Company: JEL	Date: 6/12	Time: 1000	Company: Jones	Date: 6/12/24	Time: 1002

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2416944
Page 2 of 6

Client Converse Consultants	**Date** 6/11/2024
Project Name Pacific Electric Trail - Expansion Study	**Client Project #** 20-16-100-01
Project Address Pacific Electric Trail Rialto, CA	
Email mvanfleet@converseconsultants.com	
Phone (626) 930-1200	
Report To Michael Van Fleet	**Sampler** Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time SM	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chain	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
Comp-4	6.11.24	~~0835~~	-011	ICE		S	X	X	X		X	X	X		Make Comp-4 from
PE3-5		0825	-012		1 Sleeve 2 Jars					X					PE3-5, PE4-5, PE5-5
PE4-5		0835	-013		1 Sleeve										
PE5-5		0842	-014		1 Sleeve										
Comp-5			-015				X	X	X		X	X	X		Make Comp-5 from
PE6-2		0852	-016		1 Sleeve 2 Jars					X					PE6-2, PE7-2, PE8-2
PE7-2		0910	-017		1 Sleeve										
PE8-2		0925	-018		1 Sleeve										
Comp-6			-019				X	X	X		X	X	X		Make Comp-6 from
PE6-5		0855	-020		1 Sleeve 2 Jars					X					PE6-5, PE7-5, PE8-5

Relinquished By (Signature) Scott Morgan	Printed Name Scott Morgan	Received By (Signature)	Printed Name J Watkins
Company Converse	Date 6-12-24 Time 0800	Company JEL	Date 6/12 Time 0800
Relinquished By (Signature)	Printed Name J Watkins	Received By Laboratory (Signature)	Printed Name Victoria P
Company JEL	Date: 6/12 Time 1000	Company Jones	Date 6/12/24 Time 1000

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 3 of 6

Client Converse Consultants	**Date** 6/11/2024
Project Name Pacific Electric Trail - Expansion Study	**Client Project #** 20-16-100-01
Project Address Pacific Electric Trail Rialto, CA	
Email mvanfleet@converseconsultants.com	
Phone (626) 930-1200	
Report To Michael Van Fleet	**Sampler** Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chain	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE7-5	6.11.24	0912	-021	ICE	1 Sleeve	S									
PE8-5		0927	-022		1 Sleeve										
Comp-7			-023				X	X	X		X	X	X		Make Comp-7 from
PE9-2		0935	-024		1 Sleeve 2 Liners					X					PE9-2, PE10-2, PE11-2
PE10-2		0950	-025		1 Sleeve										
PE11-2		0958	-026		1 Sleeve										
Comp-8			-027				X	X	X		X	X	X		Make Comp-8 from
PE9-5		0938	-028		1 Sleeve 2 Liners					X					PE9-5, PE10-5, PE11-5
PE10-5		0952	-029		1 Sleeve										
PE11-5		1000	-030		1 Sleeve										

Relinquished By (Signature) Scott Morgan	**Printed Name** Scott Morgan	**Received By (Signature)** JWatkins	**Printed Name** JWatkins		Total Number of Containers
Company Converse	**Date** 6-12-24 **Time** 0800	**Company** JEL	**Date** 6/12 **Time** 0800		
Relinquished By (Signature) JWatkins	**Printed Name** JWatkins	**Received By Laboratory (Signature)**	**Printed Name** Victoria P.		Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.
Company JEL	**Date:** 6/12 **Time** 1000	**Company** JONES	**Date** 6/12/24 **Time** 1000		

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY

Jones Project # J241694

Page 4 of 6

Client	Converse Consultants
Date	6/11/2024
Project Name	Pacific Electric Trail - Expansion Study
Client Project #	20-16-100-01
Project Address	Pacific Electric Trail
	Rialto, CA
Email	mvanfleet@converseconsultants.com
Phone	(626) 930-1200
Report To	Michael Van Fleet
Sampler	Scott Morgan

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chain	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	6010 - Lead	Additional analysis added on standard TAT. 07112024. -AJ			Number of Containers	Notes & Special Instructions
Comp - 9	6-11-24		-031	ICE		S	X	X	X		X	X	X						Make Comp-9 from
PE12-2		1005	-032		1 Sleeve Reserve					X				X					PE12-2, PE13-2, PE14-2
PE13-2		1018	-033		1 Sleeve									X					
PE14-2		1030	-034		1 Sleeve									X					
Comp - 10			-035				X	X	X		X	X	X						Make Comp-10 from
PE12-5		1009	-036		1 Sleeve 1 Reserve					X									PE12-5, PE13-5, PE14-5
PE13-5		1020	-037		1 Sleeve														
PE14-5		1032	-038		1 Sleeve														
Comp - 11			-039				X	X	X		X	X	X						Make Comp-11 from
PE15-2		1040	-040		1 Sleeve 2 Reserve					X									PE15-2, PE16-2, PE17-2, PE18-2

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
Company: JEL	Date: 6/12 Time: 1000	Company: Jones	Date: 6/12/24 Time: 1000

Total Number of Containers

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Chain-of-Custody Record

JONES ENVIRONMENTAL INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
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- □ Rush 24 Hours - 100%
- □ Rush 48 Hours - 50%
- □ Rush 72 Hours - 25%
- □ Rush 96 Hours - 10%
- □ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 5 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail, Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

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BS - Brass Sleeve
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P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE 16-2	6/11/24	1054	-041	ICE	1 Sleeve	S									
PE 17-2		1106	-042		1 Sleeve										
PE 18-2		1115	-043		1 Sleeve										
Comp-12			-044				X	X	X		X	X	X		Make Comp-12 from
PE 15-5		1042	-045		1 Sleeve 2 Ehers					X					PE15-5, PE16-5, PE17-5,
PE 16-5		1056	-046		1 Sleeve										PE18-5,
PE 17-5		1108	-047		1 Sleeve										
PE 18-5		1117	-048		1 Sleeve										
Comp-13			-049				X	X	X		X	X	X		Make Comp-13 from
PE 19-2		1130	-050		1 Sleeve 2 Ehers					X					PE19-2 ? PE20-2

Total Number of Containers

Relinquished By (Signature): Scott Morgan	Printed Name: Scott Morgan	Received By (Signature):	Printed Name: J Watkins
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800
Relinquished By (Signature):	Printed Name: J Watkins	Received By Laboratory (Signature):	Printed Name: VCRundP
Company: JEL	Date: 6/12 Time: 1000	Company: JONES	Date: 6/12/24 Time: 1000

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC
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Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
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- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

LAB USE ONLY
Jones Project # J2411694
Page 6 of 6

Client: Converse Consultants	Date: 6/11/2024
Project Name: Pacific Electric Trail - Expansion Study	Client Project #: 20-16-100-01
Project Address: Pacific Electric Trail	
Rialto, CA	
Email: mvanfleet@converseconsultants.com	
Phone: (626) 930-1200	
Report To: Michael Van Fleet	Sampler: Scott Morgan

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
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BS - Brass Sleeve
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MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015-TPH Carbon Chan	6010B/7471A-Title 22 Metals	6020-Arsenic and Thallium	8260B-VOCs	8270C SIM-SVOCs and PAHs	8081-OCPs	8082-PCBs	Number of Containers	Notes & Special Instructions
PE20-2	6/11/24	1142	-051	ICE	1 Sleeve	S									
Comp-14	"		-052	"	"	"	X	X	X		X	X	X		Make Comp-14 from
PE19-5	11[illegible]2	1132	-053	"	1 Sleeve Reserve	"				X					PE19-5, PE20-5
PE20-5	"	1145	-054	"	1 Sleeve	"									

Relinquished By (Signature): Scott Morgan	Printed Name: Scott Morgan	Received By (Signature): [illegible]	Printed Name: J Watkins
Company: Converse	Date: 6-12-24 Time: 0800	Company: JEL	Date: 6/12 Time: 0800
Relinquished By (Signature): [illegible]	Printed Name: J Watkins	Received By Laboratory (Signature): [illegible]	Printed Name: [illegible]
Company: JEL	Date: 6/12 Time: 1000	Company: Jones	Date: 6/12/24 Time: 1000

Total Number of Containers

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

22 July 2024

Colby Wakeman
Jones Environmental
11007 Forest Place
Santa Fe Springs, CA 90670

RE: Converse Consultants

Enclosed are the results of analyses for samples received by the laboratory on 07/15/24 10:45. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Steven Garcia
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE6-2	T242916-01	Soil	06/11/24 08:52	07/15/24 10:45
PE6-5	T242916-02	Soil	06/11/24 08:55	07/15/24 10:45
PE7-2	T242916-03	Soil	06/11/24 09:10	07/15/24 10:45
PE7-5	T242916-04	Soil	06/11/24 09:12	07/15/24 10:45
PE8-2	T242916-05	Soil	06/11/24 09:25	07/15/24 10:45
PE8-5	T242916-06	Soil	06/11/24 09:27	07/15/24 10:45
PE9-2	T242916-07	Soil	06/11/24 09:35	07/15/24 10:45
PE9-5	T242916-08	Soil	06/11/24 09:38	07/15/24 10:45
PE10-2	T242916-09	Soil	06/11/24 09:50	07/15/24 10:45
PE10-5	T242916-10	Soil	06/11/24 09:52	07/15/24 10:45
PE11-2	T242916-11	Soil	06/11/24 09:58	07/15/24 10:45
PE11-5	T242916-12	Soil	06/11/24 10:00	07/15/24 10:45
PE12-2	T242916-13	Soil	06/11/24 10:05	07/15/24 10:45
PE12-5	T242916-14	Soil	06/11/24 10:09	07/15/24 10:45
PE13-2	T242916-15	Soil	06/11/24 10:18	07/15/24 10:45
PE13-5	T242916-16	Soil	06/11/24 10:20	07/15/24 10:45
PE14-2	T242916-17	Soil	06/11/24 10:30	07/15/24 10:45
PE14-5	T242916-18	Soil	06/11/24 10:32	07/15/24 10:45
PE15-2	T242916-19	Soil	06/11/24 10:40	07/15/24 10:45
PE15-5	T242916-20	Soil	06/11/24 10:42	07/15/24 10:45
PE16-2	T242916-21	Soil	06/11/24 10:54	07/15/24 10:45
PE16-5	T242916-22	Soil	06/11/24 10:56	07/15/24 10:45
PE17-2	T242916-23	Soil	06/11/24 11:06	07/15/24 10:45
PE17-5	T242916-24	Soil	06/11/24 11:08	07/15/24 10:45
PE18-2	T242916-25	Soil	06/11/24 11:15	07/15/24 10:45
PE18-5	T242916-26	Soil	06/11/24 11:17	07/15/24 10:45

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE19-2	T242916-27	Soil	06/11/24 11:30	07/15/24 10:45
PE19-5	T242916-28	Soil	06/11/24 11:32	07/15/24 10:45
PE20-2	T242916-29	Soil	06/11/24 11:42	07/15/24 10:45
PE20-5	T242916-30	Soil	06/11/24 11:45	07/15/24 10:45

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

DETECTIONS SUMMARY

Sample ID: PE6-2 **Laboratory ID:** T242916-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**57**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE6-5 **Laboratory ID:** T242916-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**25**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE7-2 **Laboratory ID:** T242916-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**110**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE7-5 **Laboratory ID:** T242916-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**26**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE8-2 **Laboratory ID:** T242916-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**85**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE8-5 **Laboratory ID:** T242916-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**18**	0.050	mg/kg	6020 ICP-MS	

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11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

Sample ID: PE9-2 **Laboratory ID:** T242916-07

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.7**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE9-5 **Laboratory ID:** T242916-08

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.1**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10-2 **Laboratory ID:** T242916-09

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**99**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10-5 **Laboratory ID:** T242916-10

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**6.3**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE11-2 **Laboratory ID:** T242916-11

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.8**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE11-5 **Laboratory ID:** T242916-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.0**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE12-2 **Laboratory ID:** T242916-13

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**26**	0.050	mg/kg	6020 ICP-MS	

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Sample ID: PE12-5 **Laboratory ID:** T242916-14

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.5**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE13-2 **Laboratory ID:** T242916-15

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**86**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE13-5 **Laboratory ID:** T242916-16

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14-2 **Laboratory ID:** T242916-17

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**180**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14-5 **Laboratory ID:** T242916-18

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**7.0**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE15-2 **Laboratory ID:** T242916-19

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**69**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE15-5 **Laboratory ID:** T242916-20

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	6020 ICP-MS	

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Sample ID: PE16-2 **Laboratory ID:** T242916-21

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**75**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE16-5 **Laboratory ID:** T242916-22

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.3**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE17-2 **Laboratory ID:** T242916-23

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**70**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE17-5 **Laboratory ID:** T242916-24

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.5**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18-2 **Laboratory ID:** T242916-25

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**150**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18-5 **Laboratory ID:** T242916-26

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**120**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE19-2 **Laboratory ID:** T242916-27

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**86**	0.050	mg/kg	6020 ICP-MS	

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Sample ID: PE19-5 **Laboratory ID:** T242916-28

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.6**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20-2 **Laboratory ID:** T242916-29

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**100**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20-5 **Laboratory ID:** T242916-30

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**60**	0.050	mg/kg	6020 ICP-MS	

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PE6-2

T242916-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**57**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE6-5

T242916-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**25**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE7-2

T242916-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**110**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE7-5

T242916-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**26**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE8-2

T242916-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**85**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE8-5

T242916-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**18**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE9-2

T242916-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**3.7**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE9-5

T242916-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.1**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE10-2

T242916-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**99**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE10-5

T242916-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**6.3**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE11-2

T242916-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**3.8**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE11-5

T242916-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**3.0**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE12-2

T242916-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**26**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE12-5

T242916-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.5**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE13-2

T242916-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**86**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE13-5

T242916-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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11007 Forest Place	Project Number: J241694	**Reported:**
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PE14-2

T242916-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**180**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE14-5

T242916-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**7.0**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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PE15-2

T242916-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**69**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE15-5

T242916-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	1	24G0253	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE16-2

T242916-21 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**75**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE16-5

T242916-22 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**3.3**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE17-2

T242916-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**70**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Steven Garcia, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE17-5

T242916-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.5**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE18-2

T242916-25 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**150**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE18-5

T242916-26 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**120**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE19-2

T242916-27 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**86**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE19-5

T242916-28 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**3.6**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE20-2

T242916-29 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**100**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

PE20-5

T242916-30 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**60**	0.050	mg/kg	1	24G0256	07/15/24	07/17/24	6020 ICP-MS	
Thallium	ND	0.25	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0253 - EPA 3050B										
Blank (24G0253-BLK1)				Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	ND	0.050	mg/kg							
Thallium	ND	0.25	"							
LCS (24G0253-BS1)				Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	24.6	0.050	mg/kg	25.0		98.6	80-120			
Matrix Spike (24G0253-MS1)	**Source: T242916-01**			Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	79.0	0.050	mg/kg	25.0	56.9	88.4	75-125			
Matrix Spike Dup (24G0253-MSD1)	**Source: T242916-01**			Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	80.7	0.050	mg/kg	25.0	56.9	95.2	75-125	2.12	20	
Batch 24G0256 - EPA 3050B										
Blank (24G0256-BLK1)				Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	ND	0.050	mg/kg							
Thallium	ND	0.25	"							
LCS (24G0256-BS1)				Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	22.4	0.050	mg/kg	25.0		89.6	80-120			
Matrix Spike (24G0256-MS1)	**Source: T242916-21**			Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	108	0.050	mg/kg	25.0	74.8	133	75-125			QM-07, QM-PS
Matrix Spike Dup (24G0256-MSD1)	**Source: T242916-21**			Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	109	0.050	mg/kg	25.0	74.8	137	75-125	0.783	20	QM-07, QM-PS

SunStar Laboratories, Inc.

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0256 - EPA 3050B										
Post Spike (24G0256-PS1)	**Source: T242916-21**			Prepared: 07/15/24 Analyzed: 07/17/24						
Arsenic	111		mg/kg	25.0	74.8	146	80-120			QM-07, QM-PS

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J241694	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	07/22/24 12:46

Notes and Definitions

QM-PS	The percent recovery and/or RPD are outside acceptance criteria. Results accepted based upon percent recovery results in the post spike and/or serial dilution.
QM-07	The spike recovery and/or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.



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Steven Garcia, Project Manager

T242916

Chain-of-Custody Record

JONES ENVIRONMENTAL INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY
Jones Project #

Page 1 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no
3.3c

Client: Converse Consultants
Project Name: Pacific Electric Trail - Expansion Study
Project Address: Pacific Electric Trail
Rialto, CA
Email: reports@jonesenv.com
Phone: (714) 449-9937
Report To: Colby Wakeman
Sampler:

Date: 6/12/2024
Client Project #: 20-16-100-01

Turn Around Requested:
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic and Thallium										Number of Containers	Notes & Special Instructions
PE6-2	6/11/2024	8:52	01		G	S	X											J241694-016
PE6-5	6/11/2024	8:55	02		G	S	X											J241694-020
PE7-2	6/11/2024	9:10	03		G	S	X											J241694-017
PE7-5	6/11/2024	9:12	04		G	S	X											J241694-021
PE8-2	6/11/2024	9:25	05		G	S	X											J241694-018
PE8-5	6/11/2024	9:27	06		G	S	X											J241694-022
PE9-2	6/11/2024	9:35	07		G	S	X											J241694-024
PE9-5	6/11/2024	9:38	08		G	S	X											J241694-028
PE10-2	6/11/2024	9:50	09		G	S	X											J241694-025
PE10-5	6/11/2024	9:52	10		G	S	X											J241694-029

Relinquished By (Signature)	Printed Name: Megan Davis	Received By (Signature)	Printed Name: Travis B	Total Number of Containers
Company: Jones	Date: 7/15/24 Time: 9:37	Company: Sunstar	Date: 7-15-24 Time: 9:37	
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name:	
Company: Sunstar	Date: 7-15-24 Time: 10:45	Company: Sunstar	Date: 7/15/24 Time: 1045	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY

Jones Project #

Page 2 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no
3.3°C

Client
Converse Consultants

Project Name
Pacific Electric Trail - Expansion Study

Project Address
Pacific Electric Trail

Rialto, CA

Email
reports@jonesenv.com

Phone
(714) 449-9937

Report To Colby Wakeman

Sampler

Date
6/12/2024

Client Project #
20-16-100-01

Turn Around Requested:
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic and Thallium										Number of Containers	Notes & Special Instructions
PE11-2	6/11/2024	9:58	11		G	S	X											J241694-026
PE11-5	6/11/2024	10:00	12		G	S	X											J241694-030
PE12-2	6/11/2024	10:05	13		G	S	X											J241694-032
PE12-5	6/11/2024	10:09	14		G	S	X											J241694-036
PE13-2	6/11/2024	10:18	15		G	S	X											J241694-033
PE13-5	6/11/2024	10:20	16		G	S	X											J241694-037
PE14-2	6/11/2024	10:30	17		G	S	X											J241694-034
PE14-5	6/11/2024	10:32	18		G	S	X											J241694-038
PE15-2	6/11/2024	10:40	19		G	S	X											J241694-040
PE15-5	6/11/2024	10:42	20		G	S	X											J241694-045

Relinquished By (Signature)	Printed Name: Megan Davis	Received By (Signature)	Printed Name: Travis B		Total Number of Containers
Company: Jones	Date: 7/15/24 Time: 9:37	Company: Sunstar	Date: 7-15-24 Time: 9:37		
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name: Dave		
Company: Sunstar	Date: 7-15-24 Time: 10:45	Company: Sunstar	Date: 7/15/24 Time: 1045		

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY
Jones Project #

Page 3 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no
3.3°C

Client: Converse Consultants
Project Name: Pacific Electric Trail - Expansion Study
Project Address: Pacific Electric Trail, Rialto, CA
Email: reports@jonesenv.com
Phone: (714) 449-9937
Report To: Colby Wakeman
Sampler:

Date: 6/12/2024
Client Project #: 20-16-100-01

Turn Around Requested:
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic and Thallium										Number of Containers	Notes & Special Instructions
PE16-2	6/11/2024	10:54	21		G	S	X											J241694-041
PE16-5	6/11/2024	10:56	22		G	S	X											J241694-046
PE17-2	6/11/2024	11:06	23		G	S	X											J241694-042
PE17-5	6/11/2024	11:08	24		G	S	X											J241694-047
PE18-2	6/11/2024	11:15	25		G	S	X											J241694-043
PE18-5	6/11/2024	11:17	26		G	S	X											J241694-048
PE19-2	6/11/2024	11:30	27		G	S	X											J241694-050
PE19-5	6/11/2024	11:32	28		G	S	X											J241694-053
PE20-2	6/11/2024	11:42	29		G	S	X											J241694-051
PE20-5	6/11/2024	11:45	30		G	S	X											J241694-054

Relinquished By (Signature)	Printed Name: Morgan Davis	Received By (Signature)	Printed Name: Travis B		Total Number of Containers
Company: Jones	Date: 7/15/24 Time: 9:37	Company: Sunstar	Date: 7-15-24 Time: 9:37		
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name: Dave	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.	
Company: Sunstar	Date: 7-15-24 Time: 10:45	Company: Sunstar	Date: 7/15/24 Time: 1045		

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

Rev. 02C Date 11/23
Receiving Form 001A

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T242916

Client Name: Jones Environmental

Project: Converse Consultants - Pacific Electric Trail - Expansion Study

Delivered by: ☐ Client ☒ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

If Courier, Received by: Travis

Date/Time Courier Received: 7/15/24 937

Lab Received by: Dave

Date/Time Lab Received: 7/15/24 1045

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature: Cooler #1	3.2 °C +/- the CF (+ 0.1°C) =	3.3	°C corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.1°C) =		°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.1°C) =		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: DO 7/15/24

Comments:

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WORK ORDER

T242916

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J241694**

Report To:
Jones Environmental
Colby Wakeman
11007 Forest Place
Santa Fe Springs, CA 90670

Date Due:	07/22/24 17:00 (5 day TAT)		
Received By:	Dave Berner	Date Received:	07/15/24 10:45
Logged In By:	Karina Ortiz	Date Logged In:	07/15/24 11:19

Samples Received at: **3.3°C**

Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirı	No		

Analysis	Due	TAT	Expires	Comments
T242916-01 PE6-2 [Soil] Sampled 06/11/24 08:52 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 08:52	Arsenic & Thallium Only
T242916-02 PE6-5 [Soil] Sampled 06/11/24 08:55 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 08:55	Arsenic & Thallium Only
T242916-03 PE7-2 [Soil] Sampled 06/11/24 09:10 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:10	Arsenic & Thallium Only
T242916-04 PE7-5 [Soil] Sampled 06/11/24 09:12 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:12	Arsenic & Thallium Only
T242916-05 PE8-2 [Soil] Sampled 06/11/24 09:25 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:25	Arsenic & Thallium Only
T242916-06 PE8-5 [Soil] Sampled 06/11/24 09:27 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:27	Arsenic & Thallium Only
T242916-07 PE9-2 [Soil] Sampled 06/11/24 09:35 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:35	Arsenic & Thallium Only

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WORK ORDER

T242916

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J241694**

Analysis	Due	TAT	Expires	Comments
T242916-08 PE9-5 [Soil] Sampled 06/11/24 09:38 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:38	Arsenic & Thallium Only
T242916-09 PE10-2 [Soil] Sampled 06/11/24 09:50 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:50	Arsenic & Thallium Only
T242916-10 PE10-5 [Soil] Sampled 06/11/24 09:52 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:52	Arsenic & Thallium Only
T242916-11 PE11-2 [Soil] Sampled 06/11/24 09:58 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 09:58	Arsenic & Thallium Only
T242916-12 PE11-5 [Soil] Sampled 06/11/24 10:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:00	Arsenic & Thallium Only
T242916-13 PE12-2 [Soil] Sampled 06/11/24 10:05 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:05	Arsenic & Thallium Only
T242916-14 PE12-5 [Soil] Sampled 06/11/24 10:09 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:09	Arsenic & Thallium Only
T242916-15 PE13-2 [Soil] Sampled 06/11/24 10:18 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:18	Arsenic & Thallium Only
T242916-16 PE13-5 [Soil] Sampled 06/11/24 10:20 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:20	Arsenic & Thallium Only
T242916-17 PE14-2 [Soil] Sampled 06/11/24 10:30 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:30	Arsenic & Thallium Only
T242916-18 PE14-5 [Soil] Sampled 06/11/24 10:32 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:32	Arsenic & Thallium Only

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T242916

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J241694**

Analysis	Due	TAT	Expires	Comments
T242916-19 PE15-2 [Soil] Sampled 06/11/24 10:40 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:40	Arsenic & Thallium Only
T242916-20 PE15-5 [Soil] Sampled 06/11/24 10:42 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:42	Arsenic & Thallium Only
T242916-21 PE16-2 [Soil] Sampled 06/11/24 10:54 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:54	Arsenic & Thallium Only
T242916-22 PE16-5 [Soil] Sampled 06/11/24 10:56 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 10:56	Arsenic & Thallium Only
T242916-23 PE17-2 [Soil] Sampled 06/11/24 11:06 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:06	Arsenic & Thallium Only
T242916-24 PE17-5 [Soil] Sampled 06/11/24 11:08 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:08	Arsenic & Thallium Only
T242916-25 PE18-2 [Soil] Sampled 06/11/24 11:15 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:15	Arsenic & Thallium Only
T242916-26 PE18-5 [Soil] Sampled 06/11/24 11:17 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:17	Arsenic & Thallium Only
T242916-27 PE19-2 [Soil] Sampled 06/11/24 11:30 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:30	Arsenic & Thallium Only
T242916-28 PE19-5 [Soil] Sampled 06/11/24 11:32 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:32	Arsenic & Thallium Only
T242916-29 PE20-2 [Soil] Sampled 06/11/24 11:42 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:42	Arsenic & Thallium Only

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WORK ORDER

T242916

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J241694**

Analysis	Due	TAT	Expires	Comments
T242916-30 PE20-5 [Soil] Sampled 06/11/24 11:45 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	07/22/24 15:00	5	10/09/24 11:45	Arsenic & Thallium Only

Reviewed By

Date

CONVERSE CONSULTANTS

Updated Phase II Environmental Site Assessment Report

Pacific Electric Trail Expansion
North Lilac Avenue to North Pepper Avenue
Rialto, California

Converse Project No. 20-16-100-02

May 30, 2025

Prepared For:

Alta Planning & Design, Inc.
711 SE Grand Avenue
Portland, Oregon 97214

Prepared By:

Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

May 30, 2025

Mr. Steven B. Frieson
Project Manager
Alta Planning & Design, Inc.
711SE Grand Avenue
Portland, Oregon 97214

Subject: **Updated Phase II Environmental Site Assessment Report**
Pacific Electric Trail Expansion
North Lilac Avenue to North Pepper Avenue
Rialto, California
Converse Project No. 20-16-100-02

Mr. Frieson:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of an *Updated Phase II Environmental Site Assessment Report* that was conducted at the referenced property.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact either Michael Van Fleet at (626) 930-1267 or Norman Eke at (626) 930-1260.

Sincerely,

CONVERSE CONSULTANTS

Michael Van Fleet, PG
Principal Geologist

PROFESSIONAL GEOLOGIST
MICHAEL A. VAN FLEET
No. 7869
STATE OF CALIFORNIA

Norman Eke
Managing Officer / COB

Dist: 1/Addressee via Electronic Mail

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1.0 Introduction

This *Updated Phase II Environmental Site Assessment (ESA) Report* has been prepared by Converse Consultants (Converse), on behalf of Alta Planning & Design, Inc., for the sampling conducted along the former Pacific Electric Railway (Pacific Electric Trail Expansion) between North Cactus Avenue and North Pepper Avenue, in the City of Rialto, San Bernardino County, California, referred to as the "Site" in this report. Converse was retained by Alta Design & Planning, Inc. to conduct this *Updated Phase II Environmental Site Assessment* at the Site as outlined in our proposal dated November 15, 2024.

Converse generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-19 *Standard Practice for Environmental Site Assessments (ESA): Phase II Environmental Site Assessment Process* (ASTM, E 1903-19). The purpose of conducting the assessment in accordance with ASTM E1903-19 is to acquire and evaluate information sufficient to achieve the objective(s) set forth by the *User* and Converse.

The objectives of this assessment were developed based on the findings of a Limited Phase II Environmental Site Assessment (ESA) report prepared by Converse Consultants and dated August 9, 2024. Converse made the following conclusions:

- No significant pile of debris, other than gravel, were observed during the implementation of the sampling activities. Therefore, no samples were collected for the analysis of asbestos and/or lead-based paint.
- Organic compounds (VOCs, PAHs, PCBs, OCPs and TPH), with the exception of SVOCs, were reported as non-detect in each of the samples analyzed. The two (2) SVOCs that were detected in sample Comp-9 were reported at concentrations significantly less than their respective residential screening levels.
- With the exception of lead and arsenic, all other metals were reported at concentrations less than their respective residential screening levels. Although lead was reported in excess of the residential screening level in composite sample Comp-9, the lead concentrations in each of the discrete samples that made up this composite sample were all reported to be less than the residential screening level.
- Elevated arsenic concentrations were reported in a majority of the soil samples analyzed. Therefore, the Site does not appear to be significantly impacted from any of the previously identified RECs or environmental concerns, except from the application of arsenic-containing herbicides along the rail lines.
    - Soils between Cactus Avenue and Lilac Avenue do not appear to be impacted.
    - The majority of the soils between Lilac Avenue and Pepper Avenue appear to be impacted with arsenic in excess of the southern California background level of 12 mg/kg, generally to depths between 2 and 5 feet bgs. The lateral extent of the impacts with distance away from the rail lines (to the north and south) is currently unknown.

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Based on these conclusions, Converse made the following recommendations:

- No further action is required with respect to organics (VOCs, SVOCs, PAHs, TPH, OCPs, and PCBs), or metals other than arsenic. Additionally, no further action with respect to arsenic is required for the segment from Cactus Avenue to Lilac Avenue.
- Further action, including remediation or mitigation, is warranted with regard to elevated levels of arsenic detected in shallow soil between Lilac Avenue and Pepper Avenue. Additional assessment is warranted to delineate the lateral and vertical extents of the elevated arsenic concentrations. Plans can then be developed to address these impacts in a manner appropriate with the intended use of the Site.

The objective of this *Updated Phase II ESA* is the following:

- Evaluate the lateral and vertical extent of arsenic-impacted soils between Lilac Avenue and Pepper Avenue.
- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

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2.0 Background

Details in the following sections regarding the Site and surrounding areas were obtained from the Converse Phase I ESA Report, dated March 31, 2025, and from onsite observations.

2.1 Site Description and Features

2.1.1 Current Uses of the Site

The Site is owned by San Bernardino County Transportation Authority and is currently occupied by a railroad easement.

2.1.2 Location

The Site is located between North Lilac Avenue to the west and North Pepper Avenue to the east, and generally north of West and East Rialto Avenue, in the City of Rialto, County of San Bernardino, California.

The Site is located approximately 2.5-miles south of Interstate 210 (Foothill Freeway) and 3-miles west of Interstate 215 (Riverside Freeway). The approximate location of the Site is indicated on Figure 1.

Converse was not provided with Assessor Parcel Number(s) for the Site; therefore, a Site legal description was not found.

2.1.3 Site and Vicinity General Characteristics

The Site consists of an approximate 1.50-mile-long railroad easement. Railroad tracks were observed along the majority of the easement, beginning from the eastern terminus at North Lilac Avenue, to almost the western terminus of the Site.

Properties in the general area are of mixed use, including residential, commercial, and industrial purposes, as well as areas of vacant land.

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2.2 Physical Setting

2.2.1 Topography

The Site is located approximately 1,200 to 1,240 feet above mean sea level with surface topography sloping towards the south-southeast (United States Geological Survey [USGS] Topographical Map, Fontana and San Bernardino South, California, 2015).

2.2.2 Geology

The Site is underlain by unconsolidated and semi-consolidated alluvium, lake, playa, and terrace deposits (Division of Mines and Geology, Geologic Map of California, 2010).

2.2.3 Hydrogeology

According to the Western Municipal Water District, the nearest groundwater well to the Site is located at the intersection of North Cactus Avenue and West Rialto Avenue, approximately 600 feet south of the Site. The depth to groundwater was measured in December 2018 and found to be approximately 415 feet below ground surface (bgs). The direction of regional groundwater flow is toward the southwest (Geotracker website, Arco, 2001).

2.3 Site History and Land Use

From as early as 1892, the Site appeared with two dwellings and two detached garages and vacant land between Orange Avenue and Olive Avenue. The general vicinity appeared to be occupied by scattered residential, and vacant land with a general store and hotel to the south.

By 1907, the Site located between Date Avenue and Orange Avenue was occupied by three dwellings, detached garages, and vacant land. The general vicinity consisted of primarily residential properties. A church appeared to the south and an auto repair shop and lumber shed appeared to the far south. The general store and hotel identified on the previous maps were no longer present.

By 1911, the Site between Palm Avenue and Date Avenue consisted of five dwellings, six detached garages or sheds, and one small, unidentified structure. The general vicinity appeared to be predominantly residential with some commercial uses, including churches, lumber yards, storage buildings, lodging, and a print shop to the south.

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By 1932, the Site area was occupied by Pacific Electric Railway Co's Right-of-Way. A structure identified as "Pac Elec Railway Co's Freight and Passenger Depot" was located on a portion of the Site at the northwest corner of North Riverside Avenue and West 1st Street. A Pac Electric Co's substation building appeared west of North Riverside Avenue just south of the Site's southern boundary. The general vicinity was predominantly residential, Rialto Public School appeared to the northwest of North Palm Avenue and commercial development appeared south of the Site beyond West Arrow Highway.

From 1938 to 1948, the Site appeared occupied by a railroad easement. The adjacent properties north and south of the Site remain as residential properties.

By 1954, the Site remains as a railroad easement, with adjacent properties appearing as residential, vacant land, or agricultural land with the cemetery present west of North Willow Avenue and present day community center east of this street. The majority of adjacent properties appear as residential developments.

By 1967, the Site remains as a railroad easement. The adjacent properties now appeared with a mobile home park and an industrial facility (currently SCE plant) along the northeast, Rialto Park west of the cemetery, and a lumber yard and church south adjacent to the Site. A railroad spur appeared evident on the lumber yard site. The remaining adjacent areas were either vacant or agricultural land. An increase in residential, commercial, and scattered industrial developments appear in the general vicinity.

Up to 1980, no significant changes to the Site appears, with the only significant change in land use being the presence of additional mobile home parks to the north and south of the Site along the eastern end and commercial development appeared to the south along the western end of the Site.

From 1985 to 2018, no significant changes were noted on the Site, with the only significant changes being changes in adjacent land use in which commercial development began to appear south of the Site and west of North Riverside Avenue. The present-day police station appeared to the south along North Willow Avenue by 2005.

2.4 Adjoining Property Land Use

North: Primarily residential properties with a few scattered vacant lots. Bud Bender Park and Rialto Cemetery are located between North Lilac Avenue and North Willow Avenue. Margart Todd Park is located between North Willow

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Avenue and North Palm Avenue. An SCE facility is located at 300 North Pepper Avenue.

Northeast: North Pepper Avenue followed by a vacant lot.

South: Primarily residential, a church and commercial/light industrial property along the western side of the Site easement.

Southeast: North Pepper Avenue, followed by a mobile home park.

Southwest: North Cactus Avenue followed by vacant land.

Northwest: North Cactus Avenue followed by residential.

2.5 Summary of Previous Assessment Reports

Phase I ESA, dated January 15, 2021

Converse previously completed a Phase I ESA, dated January 15, 2021, at the Site. In that assessment, Converse made the following observations:

The Site is an approximate 1¾-mile long vacant railroad easement. Railroad tracks were observed along the majority of the easement, beginning from the eastern terminus at North Pepper Avenue to the western terminus of the Site, approximately 274 feet east of North Cactus Avenue.

Historically, the center portion of the Site was occupied by residential dwellings and the remaining areas were occupied by agricultural land from as early as 1892. By 1929, the railroad easement (Pacific Electric Railway Co.) occupied the Site. The railroad appears to have operated until at least 1966, and by 1975, the tracks along the west end of the Site were no longer present.

The Phase I ESA revealed no evidence of *Recognized Environmental Conditions* (RECs) in connection with the Site except for the following:

- A portion of the Site was identified on the Federal Brownfields database. The western portion of the Site was part of a 2012 Phase I ESA ("Rails to Trails" project), in which elevated levels of arsenic and other metals were discovered in the soils due to former uses of the Site as a railroad easement.
- The historic use of the Site for a railroad easement, and
- The two areas of staining located on the Site.

The following environmental concerns were also identified:

- The potential historic use of grease or lubricants that may have been used to maintain the railroad switches

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- Stormwater runoff from adjacent SCE facility migrating onto the Site
- Potential USTs at an adjacent property (190 North Willow Avenue) with no closure
- Soil/rock/asphalt piles on the Site.

Limited Phase II ESA, dated August 9, 2024

Based on the Phase I assessment, Converse conducted a Limited Phase II ESA, with the report dated August 9, 2024. Converse presented the following conclusions:

- No significant pile of debris, other than gravel, were observed during the implementation of the sampling activities. Therefore, no samples were collected for the analysis of asbestos and/or lead-based paint.

- Organic compounds (VOCs, PAHs, PCBs, OCPs and TPH), with the exception of SVOCs, were reported as non-detect in each of the samples analyzed. The two (2) SVOCs that were detected in sample Comp-9 were reported at concentrations significantly less than their respective residential screening levels.

- With the exception of lead and arsenic, all other metals were reported at concentrations less than their respective residential screening levels. Although lead was reported in excess of the residential screening level in composite sample Comp-9, the lead concentrations in each of the discrete samples that made up this composite sample were all reported to be less than the residential screening level.

- Elevated arsenic concentrations were reported in a majority of the soil samples analyzed. Therefore, the Site does not appear to be significantly impacted from any of the previously identified RECs or environmental concerns, except from the application of arsenic-containing herbicides along the rail lines.

  - Soils between Cactus Avenue and Lilac Avenue do not appear to be impacted.

  - The majority of the soils between Lilac Avenue and Pepper Avenue appear to be impacted with arsenic in excess of the southern California background level of 12 mg/kg, generally to depths between 2 and 5 feet bgs. The lateral extent of the impacts with distance away from the rail lines (to the north and south) is currently unknown.

Converse presented the following recommendations in the Limited Phase II ESA report:

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- Further action, including remediation or mitigation, is warranted with regard to elevated levels of arsenic detected in shallow soil between Lilac Avenue and Pepper Avenue. Additional assessment is warranted to delineate the lateral and vertical extents of the elevated arsenic concentrations. Plans can then be developed to address these impacts in a manner appropriate with the intended use of the Site.

Phase I ESA, dated March 31, 2025

Converse completed a Phase I ESA, dated March 31, 2025, at the Site. In that assessment, Converse indicated that the Phase I ESA revealed no evidence of RECs in connection with the Site except for the following:

- A portion of the Subject Property was identified on the Federal Brownfields database. The western portion of the Subject Property was part of a 2012 Phase I ESA ("Rails to Trails" project), in which elevated levels of arsenic and other metals were discovered in the soils due to former uses of the site as a railroad easement. However, in 2024 it was noted that remedial activities were already conducted to address the soil impacted with elevated concentrations of metals.
- During the 2024 Limited Phase II assessment, elevated levels of arsenic were found in shallow soil between Lilac Avenue and Pepper Avenue. Converse recommended that this area be further addressed.

The following environmental concerns were also identified:

- The eastern portion of the Subject Property, identified on the NPL database, is an environmental concern.
- Potential USTs at an adjacent property (191 North Lilac Avenue) with no closure.

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3.0 Work Performed and Rationale

3.1 Scope of Assessment

A conceptual model was developed based on data presented regarding the historic use of the Site.

3.1.1 Target Analytes

Due to historical railroad easement use of the Site, and potential USTs used on adjacent properties, the target analytes were arsenic, hydrocarbons, and volatile organic compounds (VOCs).

3.1.2 Target Analytes First Entered the Environment

Target analytes would have first entered the environment through application, spills and/or releases to the surface soils.

3.1.3 Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analytes

The data suggests the media most likely to be impacted related are soils.

The Scope of Work for this Updated Phase II ESA consisted of the following primary elements:

- Soil borings were advanced at twenty-two (22) locations in the vicinity of where elevated arsenic was previously detected (PE7, PE10, PE14, PE18) to maximum depths of 8-feet bgs. Boring locations were distributed as step-out borings from previous assessment locations. Step outs were located in 5-foot increments, starting at the railroad ties and moving away from the rail lines. Samples were collected at depths of 1, 2, 4, 6, and 8-feet bgs. The approximate boring locations from both the prior and current assessments are indicated on Figures 2A through 2F, and Figures 2B.1 through 2F.1.

  Additionally, one (1) boring (C1) was completed in the vicinity of 191 North Lilac Avenue (between borings PE6 and PE7) to evaluate for potential impacts from historic offsite UST uses. Soil samples were collected from this boring at depths of 2 and 5 feet bgs.

  Soil borings were advanced using direct push (Geoprobe®) drilling methods. Samples were collected in acetate sleeves, sealed with Teflon and capped with polyethylene caps. Samples were labelled and placed on ice for transport to a California-certified laboratory.

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- Soil samples were submitted to Jones Environmental under chain of custody control for analysis.

  Select soil samples from Borings PE7A through PE20E were analyzed for arsenic by EPA Method 6020.

  Samples from boring C1 were analyzed for VOCs and TPH by EPA Methods 8260 and 8015, respectively.

- Upon the completion of sample collection, all borings were backfilled with hydrated bentonite.

3.2 Field Quality Assurance/Quality Control

The following are some of the quality assurance and quality control measures that were taken to evaluate the quality of the data generated:

- Standard EPA sample handling protocol, including chain-of-custody control was followed.
- New, dedicated sampling equipment (acetate sleeves, nitrile gloves) were used for the collection of each sample.
- Non-dedicated sampling equipment (Geoprobe bits, rods) were decontaminated between borings.

3.3 Chemical Analytical Methods

The soil samples were delivered under chain of custody documentation to Jones Environmental. Select soil samples from Borings PE7A through PE20E were analyzed for arsenic by EPA Method 6020. Samples from boring C1 were analyzed for VOCs and TPH by EPA Methods 8260 and 8015, respectively.

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4.0 Presentation and Evaluation of Results

4.1 Analytical Results

A summary of the results is provided below. Analytical results were compared to screening levels (SLs) based on the Department of Toxic Substances Control (DTSC) Human Health Risk Assessment (HHRA) Notes 3 and 11; EPA Regional Screening Levels (RSLs), and/or the Regional Water Quality Control Board's (RWQCB's) Environmental Screening Levels (ESLs). Copies of the laboratory analytical reports are included in Appendix A. A summary of the results for current and prior soil samples are presented on Tables 1 through 3.

Arsenic was reported in excess of the Southern California background level of 12 mg/kg in 25 of the 53 samples analyzed from step-out borings. Concentrations ranged from non-detect to 140 milligrams per kilogram (mg/kg). In general, the reported concentrations of arsenic tend to be higher in shallow soil and decrease with depth, and within 10 feet of the rail lines and decreasing with distance away from the lines.

- Within 10 feet of the rail lines arsenic was reported in excess of 12 mg/kg in a majority of the samples collected from depths of 1, 2 and 4 feet bgs. The average concentration of arsenic in samples from the upper 4 feet and within 10 feet of the rail lines is 55 mg/kg. However, only 1 of the 8 samples collected from 6 feet bgs reported arsenic in excess of 12 mg/kg, and the average concentration at this depth is 7.4 mg/kg.

- At distances of 15 to 20 feet from the rail lines arsenic was only reported in excess of 12 mg/kg in samples collected from depth of 1 and 2 feet bgs. The average arsenic concentration in these samples is approximately 34 mg/kg. All arsenic concentrations in soil samples from 4 feet bgs and deeper were less than 12 mg/kg, with an average concentration of 6.9 mg/kg.

- At a distance of 25 feet from the rai line arsenic was reported to be less than 12 mg/kg in all samples analyzed (3 samples from 1-foot bgs).

All reported arsenic concentrations are less than the Total Threshold Limit Concentration (TTLC) value of 500 mg/kg for hazardous waste classification.

VOCs were not detected in either of the soil samples collected from location C1.

TPH in the gasoline and diesel ranges was not detected in the soil samples collected from location C1. TPH in the heavy oil range was detected in the sample from 3.5 feet bgs at location C1 at a concentration of 14.7 mg/kg, but was not

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detected in the sample from 2 feet bgs. The reported concentration of TPH in the oil range is less than the screening level for residential land use of 12,000 mg/kg.

4.2 Data Quality Assurance/Quality Control

4.2.1 Hold Times

The soil samples were transported to the laboratory under chain-of-custody documentation and were extracted and processed within the appropriate hold time.

4.2.2 Laboratory Quality Assurance

The laboratory provided data to estimate precision, accuracy, and bias. The laboratory report indicates that the method blanks and matrix spikes met quality assurance objectives. Overall, the presented data are reliable and useable for project decision making. Laboratory Quality Assurance data are included in the analytical reports in Appendix A.

4.2.3 Reporting Limits (RLs)

The RLs for arsenic in soil was 0.05 mg/kg.

The RLs for VOCs in soils range from 1.0 to 50.0 microgram per kilogram (µg/kg), dependent on the specific VOC being analyzed.

The RLs for TPH in soils ranged from 0.2 to 10 mg/kg.

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5.0 Interpretation and Conclusions

5.1 RECs and Potential Release Area(s)

Converse previously completed a Phase I ESA, dated March 31, 2025, at the Site.

In that assessment, Converse indicated that there was no evidence of RECs in connection with the Site except for the following:

- A portion of the Subject Property was identified on the Federal Brownfields database. The western portion of the Subject Property was part of a 2012 Phase I ESA ("Rails to Trails" project), in which elevated levels of arsenic and other metals were discovered in the soils due to former uses of the site as a railroad easement. However, in 2024 it was noted that remedial activities were already conducted to address the soil impacted with elevated concentrations of metals.
- During the 2024 Limited Phase II assessment, elevated levels of arsenic were found in shallow soil between Lilac Avenue and Pepper Avenue. Converse recommended that this area be further addressed.

The following environmental concerns were also identified:

- The eastern portion of the Subject Property, identified on the NPL database, is an environmental concern.
- Potential USTs at an adjacent property (191 North Lilac Avenue) with no closure.

5.2 Conceptual Model Validation/Adequacy of Investigations

It is our opinion that the field and analytical data validated the conceptual model, and the investigation adequately evaluated the identified objectives of the *Updated Phase II Environmental Site Assessment Report*.

5.3 Absence, Presence, Degree, Extent of Target Analytes

- Arsenic was reported in excess of the Southern California background level of 12 mg/kg in 25 of the 53 samples analyzed as part of this Updated Phase II ESA, with a maximum reported concentration of 140 mg/kg. Soils within 10 feet of the rail lines are generally impacted to a depth of approximately 5 feet bgs, and between 15 and 20 feet from the rail lines the impacts are generally limited to the upper 2 feet of soil. Elevated arsenic concentrations were not reported in any samples collected 25 feet away from the rail lines.

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- All reported arsenic concentrations are less than the TTLC value of 500 mg/kg for hazardous waste classification. However, further evaluation of soluble arsenic concentrations in accordance with the Soluble Limit Threshold Concentration (STCL) and/or Toxicity Characteristic Leaching Potential (TCLP) methods may be warranted for waste classification.

- Soils adjacent to 191 North Lilac Avenue, where a UST was possibly located, were not impacted with elevated levels of VOCs or TPH.

5.4 Other Concerns

5.4.1 Significant Assumptions

No significant assumptions were encountered during this assessment.

5.4.2 Limitations and Exceptions

No limitations or exceptions were encountered during this assessment.

5.4.3 Special Terms and Conditions

No special terms or conditions need to be noted in this *Limited Phase II Environmental Site Assessment Report*.

5.5 Conclusions/Objectives Met

Converse has performed an *Updated Phase II Environmental Site Assessment* at Pacific Electric railroad easement (North Cactus Avenue to North Pepper Avenue), in the City of Rialto, California, in general conformance with the scope and limitations of ASTM E1903-19 and the following objectives:

- Evaluate the lateral and vertical extent of arsenic-impacted soils between Lilac Avenue and Pepper Avenue.

- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

Converse has concluded the following:

- Soils in the vicinity of the rial lines along the easement appear to be impacted with elevated levels of arsenic due to the historic application of herbicides for weed control. In general, the reported concentrations of

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arsenic tend to be higher in shallow soil near the rail lines and decrease with depth and distance.

  - Within 10 feet of the rail lines the average arsenic concentration in samples collected between 1 and 4 feet bgs is 55 mg/kg, and the average in samples from 6 and 8 feet bgs is only 7.4 mg/kg.

  - At distances of 15 to 20 feet from the rail lines the average arsenic concentration in samples collected from 1 and 2 feet bgs is approximately 34 mg/kg, and the average in the samples analyzed from 4 feet bgs and deeper was only 6.9 mg/kg.

  - At a distance of 25 feet from the rai line arsenic was reported to be less than 12 mg/kg in all samples analyzed.

- Soils in the vicinity of 191 North Lilac Avenue do not appear to be impacted from potential offsite UST uses.

Based on the findings of this assessment, the objectives of this *Limited Phase II Environmental Site Assessment Report* were completed.

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6.0 Recommendations

Based on the findings of this limited assessment it is our opinion that the objectives of the investigation have been met.

No further action is required with respect to any contaminants of potential concern other than arsenic. It is recommended that further action be taken to mitigate the exposure of Site users and workers to potentially elevated levels of arsenic in soils between Lilac Avenue and Pepper Avenue. The mitigation plans should be based on the intended use of the Site as a paved biking and walking path.

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7.0 Reliance

This report is for the sole benefit and exclusive use of Alta Planning + Design, Inc. in accordance with the terms and conditions under which these services have been provided. The preparation of this report has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. This report should not be regarded as a guarantee that no further contamination beyond that which could be detected within the scope of this assessment is present at the Site.

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8.0 References and Sources of Information

Converse Consultants, Phase I Environmental Site Assessment Report, North Cactus Avenue to North Pepper Avenue, Rialto, California, January 15, 2021.

Converse Consultants, Limited Phase II Environmental Site Assessment Report, North Cactus Avenue to North Pepper Avenue, Rialto, California, August 9, 2024.

Converse Consultants, Phase I Environmental Site Assessment Report, North Cactus Avenue to North Pepper Avenue, Rialto, California, March 31, 2025.

California State Department of Toxic Substances Control (DTSC), Human Health Risk Assessment (HHRA) Note 3, DTSC-Modified Screening Levels (DTSC-SLs), February 2025.

California State Department of Toxic Substances Control (DTSC), Human Health Risk Assessment (HHRA) Note 11, Southern California Ambient Arsenic Screening Level, December 2020.

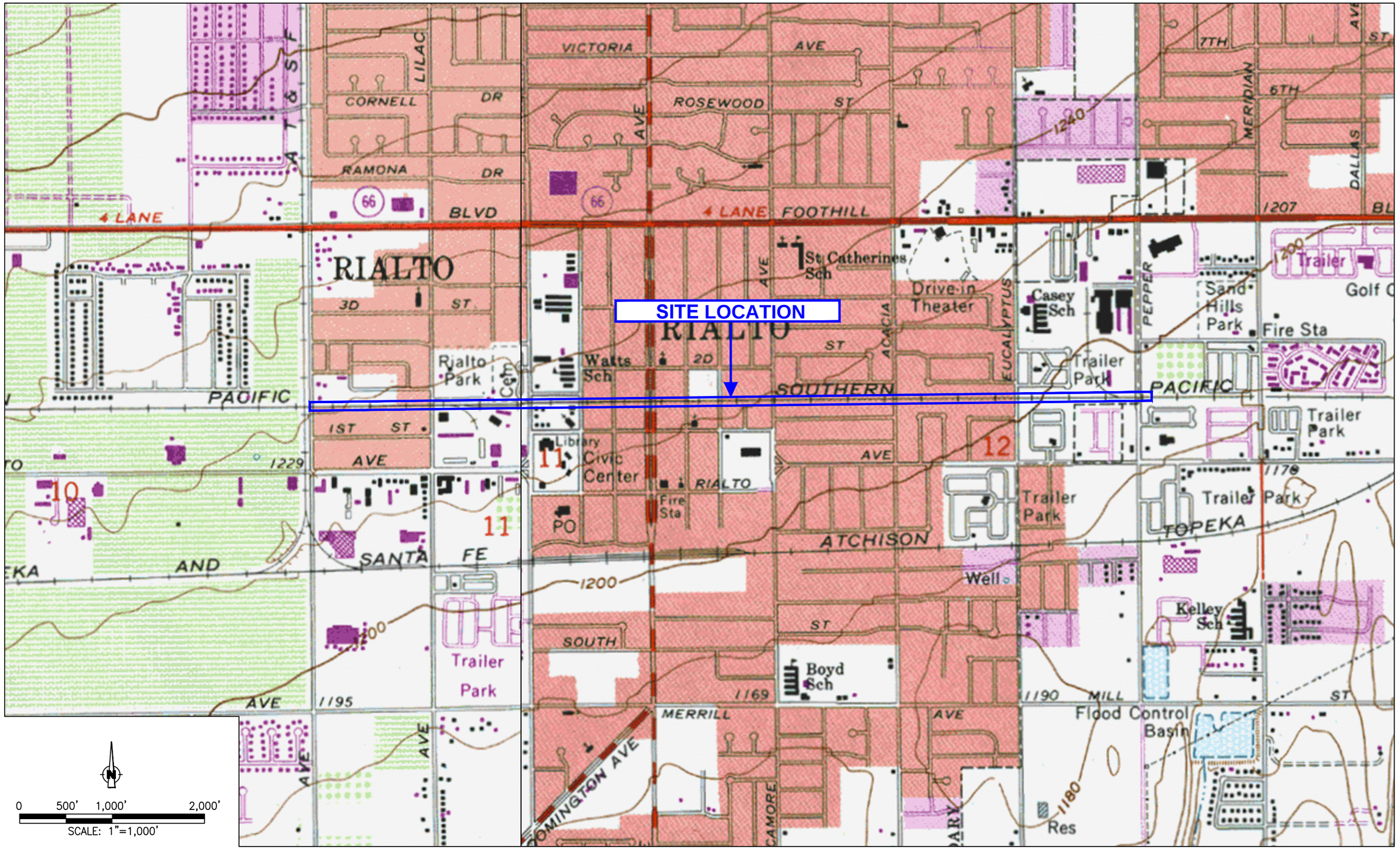
California Regional Water Quality Control Board (RWQCB), Environmental Screening Levels (ESLs), August 2019.

United States Environmental Protection Agency (US EPA), Regional Screening Levels (RSLs), Hazard Quotient 1.0, November 2024.

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Figures

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Site Location Map

Converse Consultants

Pacific Electric Trail
Expansion Feasibility Study
Rialto, California

Project No. 20-16-100-01

Figure No. 1



● Boring Location

SAMPLE LOCATION MAP

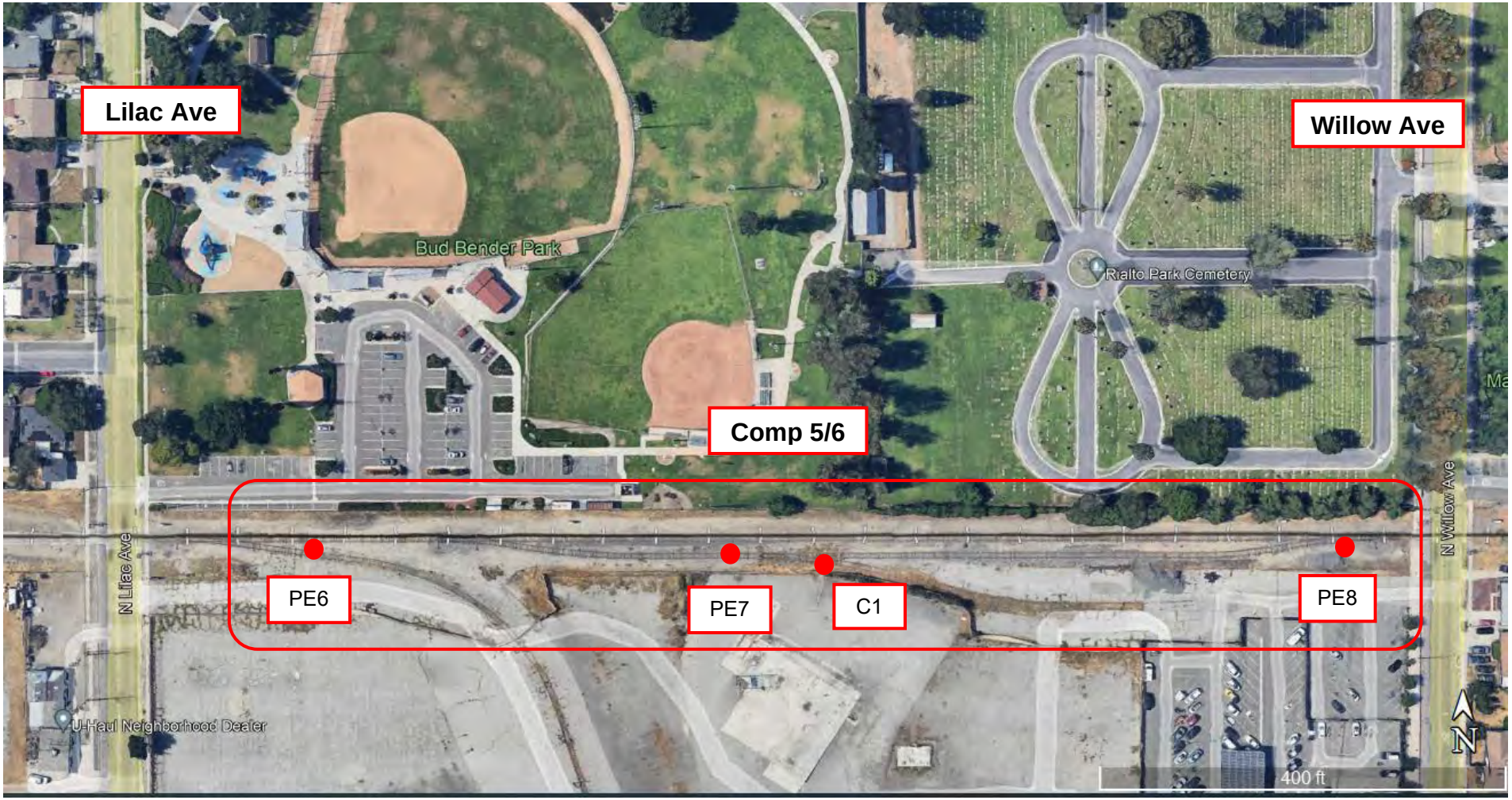
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2A**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2B**



STEP-OUT SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Project No:

20-16-100-02

Converse Consultants

FIGURE **2B.1**



● Boring Location

SAMPLE LOCATION MAP

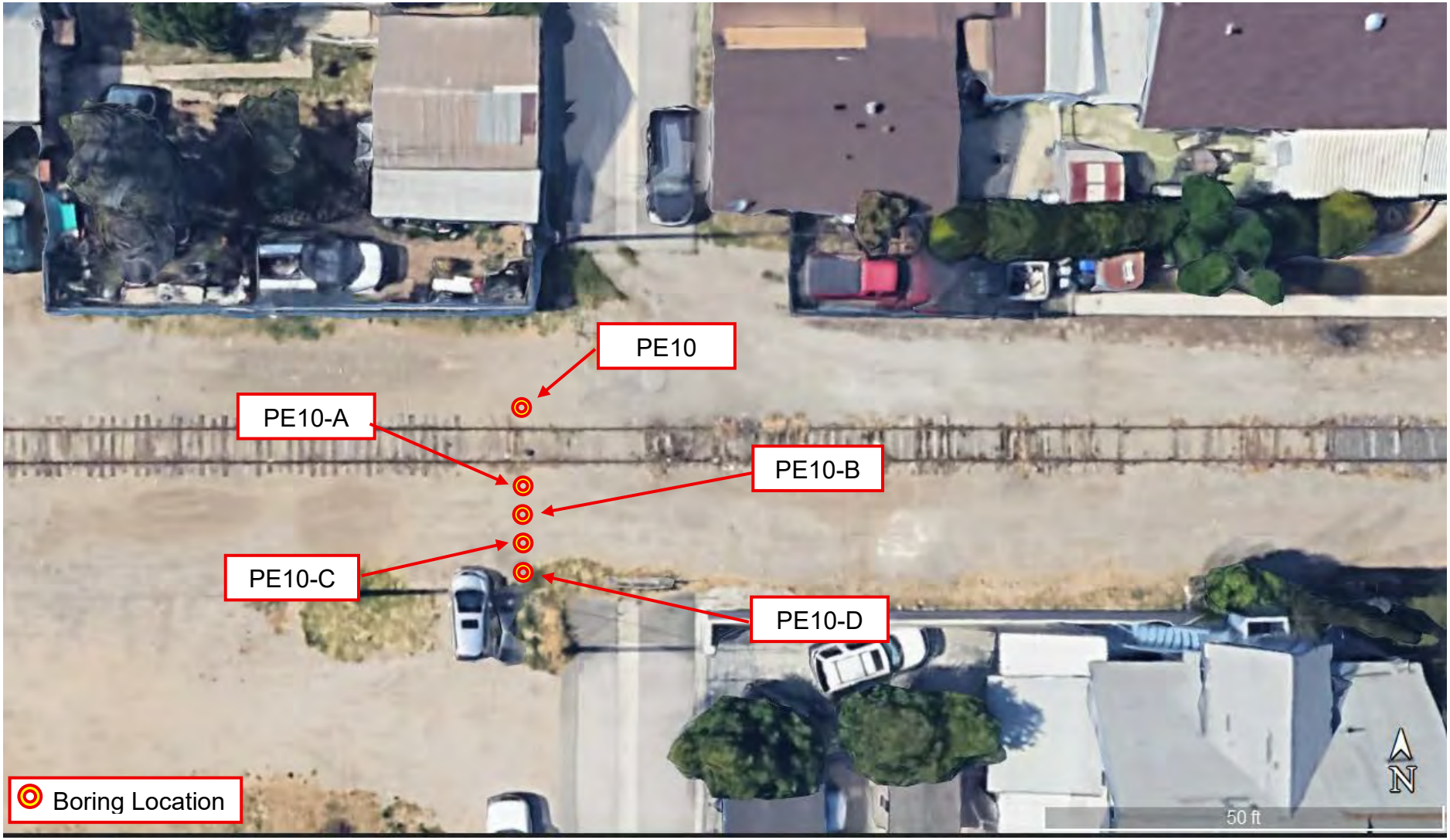
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2C**



STEP-OUT SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2C.1**



● Boring Location

SAMPLE LOCATION MAP

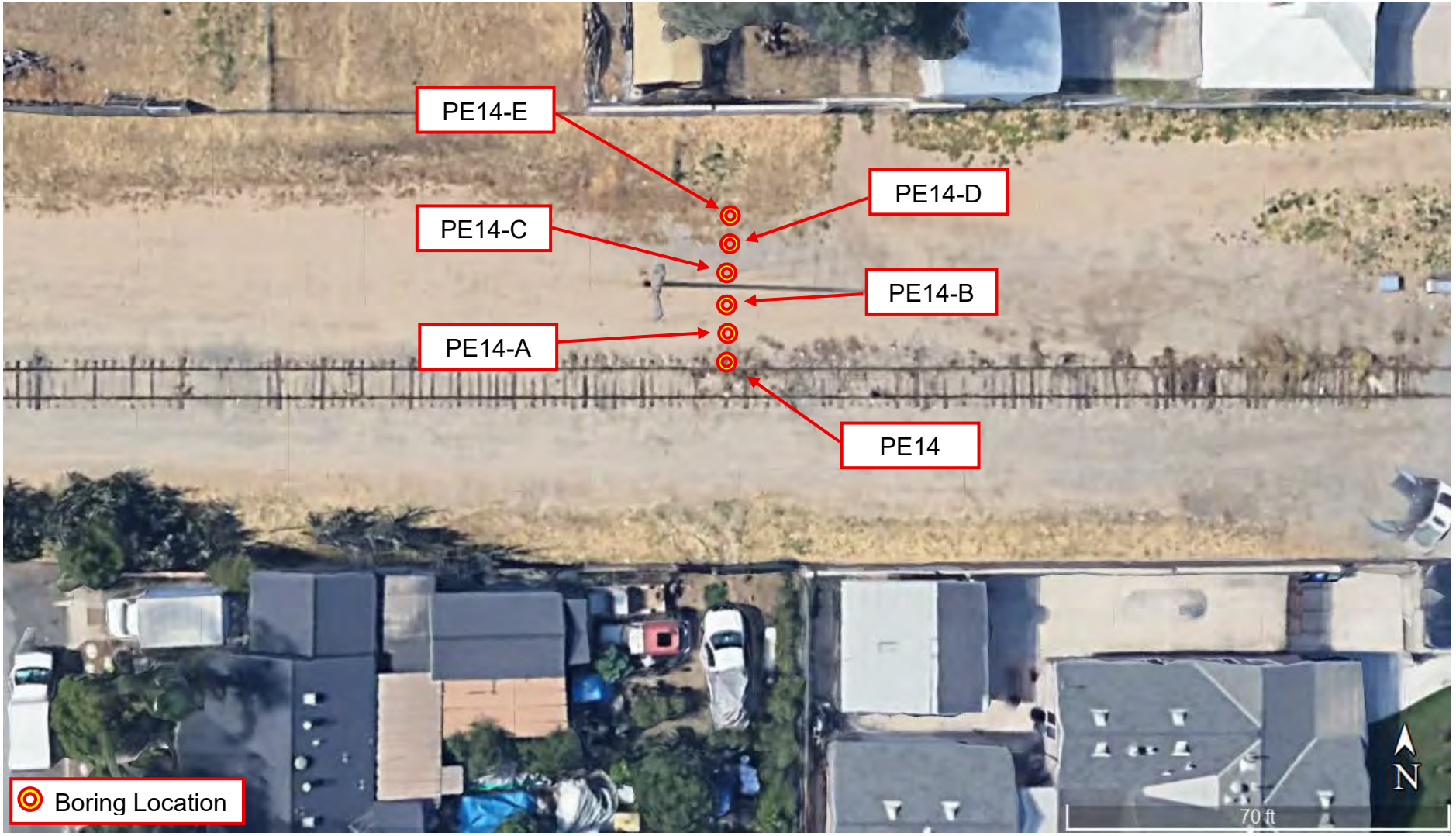
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2D**



STEP-OUT SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2D.1**



● Boring Location

SAMPLE LOCATION MAP

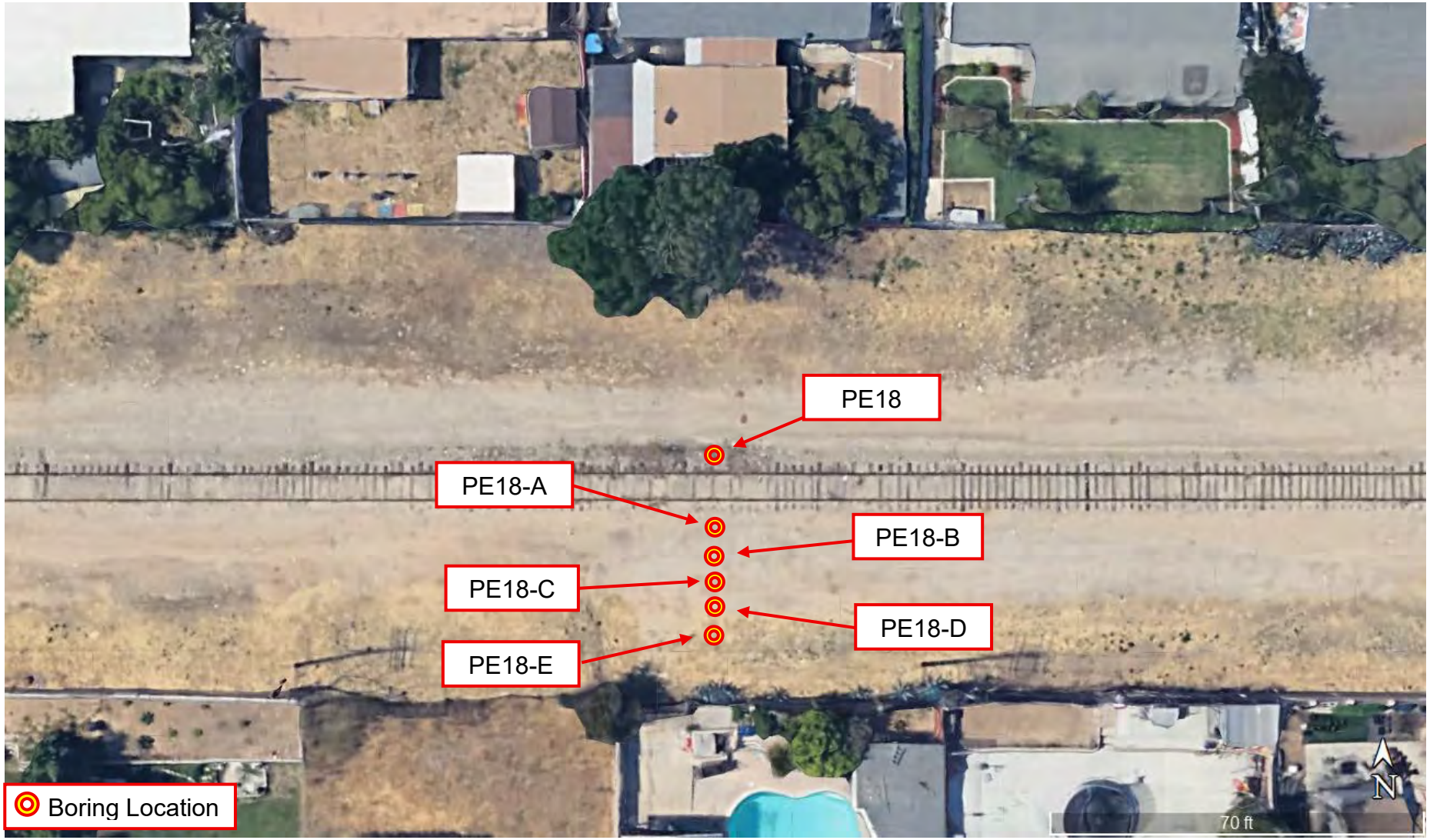
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2E**



STEP-OUT SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Project No:

20-16-100-02

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FIGURE **2E.1**



● Boring Location

SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

Converse Consultants

Project No:

20-16-100-02

FIGURE **2F**



STEP-OUT SAMPLE LOCATION MAP

Pacific Electric Trail Expansion
North Cactus to North Pepper Avenue
Rialto, California

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Project No:

20-16-100-02

FIGURE **2F.1**

Tables

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Table 1
Summary of Analytical Results - Screening Samples
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenues
Rialto, California

Location	Depth (feet)	Sample Date	TPH (mg/kg)			Organochlorine Pesticides (OCPs) (ug/kg)	VOCs (ug/kg)	Semi-Volatile Organic Compounds & Polycylic Aromatic Hydrocarbons (SVOCS & PAHs) (ug/kg)			Polychlorinated Biphenyls (PCBs) (ug/kg)	Metals (mg/kg)												
			TPH-G	TPH-D	TPH-O	All OCPs	All VOCs	Anthracene	Pyrene	All Other SVOCs/PAHs	All PCBs	Antimony	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Vanadium	Zinc	All Other Metals
Comp 1	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**7.7**	**67.7**	**2.3**	**17.5**	**10.1**	**13.2**	**6.8**	ND	**11.0**	**40.0**	**52.4**	ND
PE1-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-2	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**7.5**	**58.3**	**1.9**	**15.6**	**7.8**	**12.7**	**4.3**	ND	**7.9**	**32.7**	**30.9**	ND
PE1-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-3	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**4.3**	**40.3**	**1.7**	**12.6**	**6.5**	**9.0**	**3.1**	ND	**7.1**	**26.9**	**32.6**	ND
PE3-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-4	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**3.4**	**24.8**	**1.2**	**7.9**	**4.5**	**11.7**	**2.9**	ND	**4.4**	**21.5**	**20.2**	ND
PE3-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-5	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**85**	**54.6**	**1.7**	**14.4**	**7.5**	**10.6**	**5.1**	ND	**8.5**	**31.3**	**34.4**	ND
PE6-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-6	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**23**	**35.0**	**1.5**	**11.7**	**6.9**	**9.9**	**5.3**	ND	**8.9**	**27.1**	**27.3**	ND
PE6-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-7	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**31**	**55.5**	**2.3**	**19.2**	**9.2**	**12.5**	**5.6**	ND	**12.3**	**42.1**	**35.0**	ND
PE9-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-8	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**13**	**54.0**	**2.1**	**17.9**	**8.6**	**12.5**	**9.8**	**0.022**	**11.5**	**40.8**	**36.8**	ND
PE9-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-9	2	6/11/24	-	ND	ND	ND	-	**41**	**17**	ND	ND	ND	**94**	**73.0**	**2.6**	**21.6**	**9.6**	**24.8**	**95.0**	ND	**14.3**	**47.0**	**81.4**	ND
PE12-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	**50.8**	-	-	-	-	-
PE13-2	2	6/11/24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**31**	-	-	-	-	-
PE14-2	2	6/11/24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3.5**	-	-	-	-	-
Comp-10	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**16**	**66.0**	**2.4**	**20.2**	**9.6**	**13.4**	**6.1**	ND	**13.5**	**46.3**	**36.8**	ND
PE12-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-11	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	**10.2**	**78**	**73.6**	**2.3**	**20.7**	**9.5**	**16.2**	**8.8**	ND	**13.1**	**44.7**	**38.2**	ND
PE15-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-12	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**15**	**42.4**	**1.6**	**12.6**	**6.1**	**9.2**	**3.5**	ND	**8.1**	**29.2**	**23.9**	ND
PE15-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-13	2	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**70**	**73.2**	**2.5**	**20.7**	**10.3**	**14.0**	**6.8**	ND	**13.0**	**47.6**	**41.0**	ND
PE19-2	2	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comp-14	5	6/11/24	-	ND	ND	ND	-	ND	ND	ND	ND	ND	**24**	**63.9**	**2.1**	**19.6**	**8.7**	**13.6**	**4.6**	ND	**11.1**	**36.2**	**36.7**	ND
PE19-5	5	6/11/24	ND	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C1	2	3/26/25	ND	ND	ND	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3.5	3/26/25	ND	ND	**14.7**	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum Detection			ND	ND	ND	ND	ND	**41**	**17**	ND	ND	**10.2**	**94**	**73.6**	**2.6**	**21.6**	**10.3**	**24.8**	**95.0**	**0.022**	**14.3**	**47.6**	**81**	--
Screening Levels (mg/kg)	Residential		429	255	12,000	--	--	17,000,000	1,800,000	--	--	31	12	15,000	7	125,000	23	3,100	80	1	820	390	23,000	--
	Commercial		2,004	1,219	179,692	--	--	130,000,000	13,000,000	--	--	470		220,000	79	1,800,00	350	47,000	500	4	11,000	5,800	350,000	--
Hazardous Waste Threshold Limits	TTLC		--	--	--	--	--	--	--	--	--	500	500	10,000	100	2,500	8,000	2,500	1,000	20	2,000	2,400	5,000	--
	STLC		--	--	--	--	--	--	--	--	--	15	5	100	1	5	80	25	5	0.2	20	24	250	--
	TCLP		--	--	--	--	--	--	--	--	--	--	5	100	1	5	--	--	5	0.2	--	--	--	--

TPH Total Petroleum Hydrocarbons
VOCs Volatile Organic Compounds
ND Not Detected

mg/kg milligrams per kilogram
ug/kg micrograms per kilogram

Table 2
Arsenic in Limited Phase II ESA Samples
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenues
Rialto, California

Boring Location	Depth (feet)	Sample Date	Composite Sample ID	Arsenic (mg/kg)	
				Discrete Sample	Composite Sample
PE1	2	6/11/2024	COMP 1	-	7.7
PE2		6/11/2024		-	
PE1	5	6/11/2024	COMP 2	-	7.5
PE2		6/11/2024		-	
PE3	2	6/11/2024	COMP 3	-	4.3
PE4		6/11/2024		-	
PE5		6/11/2024		-	
PE3	5	6/11/2024	COMP 4	-	3.4
PE4		6/11/2024		-	
PE5		6/11/2024		-	
PE6-2	2	6/11/2024	COMP 5	57	85
PE7-2		6/11/2024		110	
PE8-2		6/11/2024		85	
PE6-5	5	6/11/2024	COMP 6	25	23
PE7-5		6/11/2024		26	
PE8-5		6/11/2024		18	
PE9-2	2	6/11/2024	COMP 7	3.7	31
PE10-2		6/11/2024		99	
PE11-2		6/11/2024		3.8	
PE9-5	5	6/11/2024	COMP 8	4.1	13
PE10-5		6/11/2024		6.3	
PE11-5		6/11/2024		3.0	
PE12-2	2	6/11/2024	COMP 9	26	94
PE13-2		6/11/2024		86	
PE14-2		6/11/2024		180	
PE12-5	5	6/11/2024	COMP 10	4.5	16
PE13-5		6/11/2024		4.4	
PE14-5		6/11/2024		7.0	
PE15-2	2	6/11/2024	COMP 11	69	78
PE16-2		6/11/2024		79	
PE17-2		6/11/2024		70	
PE15-5	5	6/11/2024	COMP 12	4.4	15
PE16-5		6/11/2024		3.8	
PE17-5		6/11/2024		4.5	
PE18-2	2	6/11/2024	COMP 13	150	70
PE19-2		6/11/2024		86	
PE20-2		6/11/2024		100	
PE18-5	5	6/11/2024	COMP 14	120	24
PE19-5		6/11/2024		3.6	
PE20-5		6/11/2024		60	
Screening Level (mg/kg)				12	12
Hazardous Waste Threshold Limits		TTLC (mg/kg)		500	500
		STLC (mg/L)		5	5
		TCLP (mg/L)		5	5

Table 3
Arsenic in Updated Phase II ESA Samples
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenues
Rialto, California

Boring Location	Depth (feet)	Sample Date	Arsenic (mg/kg)
PE7	2	6/11/2024	**110**
	5	6/11/2024	**26**
PE7A	1	3/25/2025	**96**
	2	3/25/2025	**14**
	6	3/25/2025	**4.4**
PE7B	1	3/25/2025	**140**
	4	3/25/2025	**51**
	6	3/25/2025	**3.8**
PE7C	1	3/25/2025	**120**
	2	3/25/2025	**110**
	6	3/25/2025	**5.2**
PE10	2	6/11/2024	**99**
	5	6/11/2024	**6.3**
PE10A	1	3/25/2025	**130**
	2	3/25/2025	**70**
	4	3/25/2025	**91**
	6	3/25/2025	**5.2**
	8	3/25/2025	**4.7**
PE10B	1	3/25/2025	**130**
	4	3/25/2025	**14**
	6	3/25/2025	**5.7**
PE10C	1	3/25/2025	**44**
	2	3/25/2025	**33**
	4	3/25/2025	**9.6**
PE10D	1	3/25/2025	**9.9**
PE14	2	6/11/2014	**180**
	5	6/11/2014	**7.0**
PE14A	1	3/25/2025	**120**
	4	3/25/2025	**6.0**
	6	3/25/2025	**7.8**
PE14B	1	3/25/2025	**40**
	2	3/25/2025	ND
	6	3/25/2025	**7.7**
PE14C	1	3/25/2025	ND
PE14D	1	3/25/2025	**40**
	2	3/25/2025	**6.1**
	4	3/25/2025	**5.7**
PE14E	1	3/25/2025	**9.4**

Table 3
Arsenic in Updated Phase II ESA Samples
Pacific Electric Trail Expansion
North Cactus to North Pepper Avenues
Rialto, California

Boring Location	Depth (feet)	Sample Date	Arsenic (mg/kg)
PE18	2	6/11/2014	**150**
	5	6/11/2014	**120**
PE18A	1	3/26/2025	**5.2**
PE18B	1	3/26/2025	**13**
	2	3/26/2025	ND
PE18C	1	3/26/2025	**38**
	2	3/26/2025	**6.2**
	4	3/26/2025	**7.0**
PE18D	1	3/26/2025	**18**
	2	3/26/2025	**4.6**
PE18E	1	3/26/2025	**3.6**
PE20	2	6/11/2014	**100**
	5	6/11/2014	**60**
PE20A	1	3/26/2025	**12**
	2	3/26/2025	**22**
	4	3/26/2025	**19**
	6	3/26/2025	**1.8**
PE20B	1	3/26/2025	**26**
	2	3/26/2025	**19**
	4	3/26/2025	**77**
	6	3/26/2025	**23**
	8	3/26/2025	**8.6**
PE20C	1	3/26/2025	**4.8**
PE20D	1	3/26/2025	**3.4**
PE20E	1	3/26/2025	**4.7**
Screening Level (mg/kg)			12
Hazardous Waste Threshold Limits		TTLC (mg/kg)	500
		STLC (mg/L)	5
		TCLP (mg/L)	5

Analytical Reports

Appendix A

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Lake Forest, California 92630
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949.297.5027 Fax

07 April 2025

Colby Wakeman
Jones Environmental
11007 Forest Place
Santa Fe Springs, CA 90670

RE: Converse Consultants

Enclosed are the results of analyses for samples received by the laboratory on 03/31/25 13:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Steven Garcia
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE7A-1	T251489-01	Soil	03/25/25 07:25	03/31/25 13:30
PE7B-1	T251489-02	Soil	03/25/25 07:54	03/31/25 13:30
PE7C-1	T251489-03	Soil	03/25/25 08:10	03/31/25 13:30
PE10A-1	T251489-04	Soil	03/25/25 08:54	03/31/25 13:30
PE10B-1	T251489-05	Soil	03/25/25 09:08	03/31/25 13:30
PE10C-1	T251489-06	Soil	03/25/25 09:19	03/31/25 13:30
PE10D-1	T251489-07	Soil	03/25/25 09:31	03/31/25 13:30
PE14A-1	T251489-08	Soil	03/25/25 10:16	03/31/25 13:30
PE14B-1	T251489-09	Soil	03/25/25 10:30	03/31/25 13:30
PE14C-1	T251489-10	Soil	03/25/25 10:49	03/31/25 13:30
PE14D-1	T251489-11	Soil	03/25/25 12:07	03/31/25 13:30
PE14E-1	T251489-12	Soil	03/25/25 12:19	03/31/25 13:30
PE18A-1	T251489-13	Soil	03/26/25 07:18	03/31/25 13:30
PE18B-1	T251489-14	Soil	03/26/25 07:40	03/31/25 13:30
PE18C-1	T251489-15	Soil	03/26/25 07:57	03/31/25 13:30
PE18D-1	T251489-16	Soil	03/26/25 08:16	03/31/25 13:30
PE18E-1	T251489-17	Soil	03/26/25 08:37	03/31/25 13:30
PE20A-1	T251489-18	Soil	03/26/25 09:19	03/31/25 13:30
PE20B-1	T251489-19	Soil	03/26/25 09:36	03/31/25 13:30
PE20C-1	T251489-20	Soil	03/26/25 09:51	03/31/25 13:30
PE20D-1	T251489-21	Soil	03/26/25 10:07	03/31/25 13:30
PE20E-1	T251489-22	Soil	03/26/25 10:25	03/31/25 13:30

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

DETECTIONS SUMMARY

Sample ID: PE7A-1 **Laboratory ID:** T251489-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**96**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE7B-1 **Laboratory ID:** T251489-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**140**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE7C-1 **Laboratory ID:** T251489-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**120**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10A-1 **Laboratory ID:** T251489-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**130**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10B-1 **Laboratory ID:** T251489-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**130**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10C-1 **Laboratory ID:** T251489-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**44**	0.050	mg/kg	6020 ICP-MS	

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Sample ID: PE10D-1 **Laboratory ID:** T251489-07

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**9.9**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14A-1 **Laboratory ID:** T251489-08

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**120**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14B-1 **Laboratory ID:** T251489-09

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**40**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14C-1 **Laboratory ID:** T251489-10

No Results Detected

Sample ID: PE14D-1 **Laboratory ID:** T251489-11

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**40**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE14E-1 **Laboratory ID:** T251489-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**9.4**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18A-1 **Laboratory ID:** T251489-13

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**5.2**	0.050	mg/kg	6020 ICP-MS	

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11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

Sample ID: PE18B-1 **Laboratory ID:** T251489-14

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**13**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18C-1 **Laboratory ID:** T251489-15

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**38**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18D-1 **Laboratory ID:** T251489-16

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**18**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE18E-1 **Laboratory ID:** T251489-17

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.6**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20A-1 **Laboratory ID:** T251489-18

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**12**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20B-1 **Laboratory ID:** T251489-19

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**26**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20C-1 **Laboratory ID:** T251489-20

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.8**	0.050	mg/kg	6020 ICP-MS	

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Sample ID: PE20D-1 **Laboratory ID:** T251489-21

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.4**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20E-1 **Laboratory ID:** T251489-22

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.7**	0.050	mg/kg	6020 ICP-MS	

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PE7A-1

T251489-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**96**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PE7B-1

T251489-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**140**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PE7C-1

T251489-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**120**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PE10A-1

T251489-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**130**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PE10B-1

T251489-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**130**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE10C-1

T251489-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**44**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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11007 Forest Place	Project Number: J251489	**Reported:**
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PE10D-1

T251489-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**9.9**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE14A-1

T251489-08 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**120**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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Steven Garcia, Project Manager

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE14B-1

T251489-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**40**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE14C-1

T251489-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE14D-1

T251489-11 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**40**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE14E-1

T251489-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**9.4**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE18A-1

T251489-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**5.2**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE18B-1

T251489-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**13**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE18C-1

T251489-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**38**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE18D-1

T251489-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**18**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

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949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE18E-1

T251489-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**3.6**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

SunStar Laboratories, Inc.

Steven Garcia, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE20A-1

T251489-18 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**12**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE20B-1

T251489-19 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**26**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE20C-1

T251489-20 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**4.8**	0.050	mg/kg	1	25D0003	04/01/25	04/04/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE20D-1

T251489-21 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**3.4**	0.050	mg/kg	1	25C0479	04/01/25	04/07/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
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949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

PE20E-1

T251489-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.7**	0.050	mg/kg	1	25C0479	04/01/25	04/07/25	6020 ICP-MS	

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949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25C0479 - EPA 3050B										
Blank (25C0479-BLK1)				Prepared: 04/01/25 Analyzed: 04/07/25						
Arsenic	ND	0.050	mg/kg							
LCS (25C0479-BS1)				Prepared: 04/01/25 Analyzed: 04/07/25						
Arsenic	22.4	0.050	mg/kg	25.0		89.6	80-120			
Matrix Spike (25C0479-MS1)	**Source: T251428-01**			Prepared: 04/01/25 Analyzed: 04/07/25						
Arsenic	22.8	0.050	mg/kg	25.0	0.220	90.5	75-125			
Matrix Spike Dup (25C0479-MSD1)	**Source: T251428-01**			Prepared: 04/01/25 Analyzed: 04/07/25						
Arsenic	24.2	0.050	mg/kg	25.0	0.220	95.9	75-125	5.70	20	
Batch 25D0003 - EPA 3050B										
Blank (25D0003-BLK1)				Prepared: 04/01/25 Analyzed: 04/04/25						
Arsenic	ND	0.050	mg/kg							
LCS (25D0003-BS1)				Prepared: 04/01/25 Analyzed: 04/04/25						
Arsenic	24.3	0.050	mg/kg	25.0		97.3	80-120			
Matrix Spike (25D0003-MS1)	**Source: T251489-01**			Prepared: 04/01/25 Analyzed: 04/04/25						
Arsenic	122	0.050	mg/kg	25.0	95.9	106	75-125			
Matrix Spike Dup (25D0003-MSD1)	**Source: T251489-01**			Prepared: 04/01/25 Analyzed: 04/04/25						
Arsenic	119	0.050	mg/kg	25.0	95.9	91.3	75-125	3.08	20	

SunStar Laboratories, Inc.



Steven Garcia, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: Converse Consultants	
11007 Forest Place	Project Number: J251489	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	04/07/25 17:12

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Steven Garcia, Project Manager

T251484

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client	Converse Consultants
Project Name	Alta-PE Trail SSI
Project Address	N. Lilac Ave. to N. Pepper Ave.
	Rialto, CA
Email	reports@jonesenv.com
Phone	(747) 449-9937
Report To	Colby Wakeman
Sampler	
Date	3/28/2025
Client Project #	20-16-100-02

Turn Around Requested:
- □ Immediate Attention
- □ Rush 24 Hours
- □ Rush 48 Hours
- □ Rush 72 Hours
- X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #

Page 1 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

2.7°c

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only	Number of Containers	Notes & Special Instructions
PE7A-1	3/25/2025	7:25	01		P	S	X	1	J251057-001
PE7B-1	3/25/2025	7:54	02		P	S	X	1	J251057-006
PE7C-1	3/25/2025	8:10	03		P	S	X	1	J251057-011
PE10A-1	3/25/2025	8:54	04		P	S	X	1	J251057-016
PE10B-1	3/25/2025	9:08	05		P	S	X	1	J251057-021
PE10C-1	3/25/2025	9:19	06		P	S	X	1	J251057-026
PE10D-1	3/25/2025	9:31	07		P	S	X	1	J251057-031
PE14A-1	3/25/2025	10:16	08		P	S	X	1	J251057-036
PE14B-1	3/25/2025	10:30	09		P	S	X	1	J251057-041
PE14C-1	3/25/2025	10:49	10		P	S	X	1	J251057-046
								10	Total Number of Containers

Relinquished By (Signature)	Printed Name: Victor Ap.	Received By (Signature)	Printed Name: Travis B
Company: Jones	Date: 3/31/25 Time: 1224	Company: SunStar	Date: 3-31-25 Time: 12:24
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name: Paul B
Company: SunStar	Date: 3-31-25 Time: 13:30	Company: SunStar	Date: 3-31-25 Time: 13:30

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

T251489

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client
Converse Consultants

Date
3/28/2025

Project Name
Alta-PE Trail SSI

Client Project #
20-16-100-02

Project Address
N. Lilac Ave. to N. Pepper Ave.

Rialto, CA

Email
reports@jonesenv.com

Phone
(747) 449-9937

Report To
Colby Wakeman

Sampler

Turn Around Requested:
- □ Immediate Attention
- □ Rush 24 Hours
- □ Rush 48 Hours
- □ Rush 72 Hours
- X Normal

Report Options
EDD _____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #

Page 2 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

2.7°C

Sample Container / Preservative Abbreviations
- AS - Acetate Sleeve
- SS - Stainless Steel Sleeve
- BS - Brass Sleeve
- G - Glass
- AB - Amber Bottle
- P - Plastic
- SOBI - Sodium Bisulfate
- MeOH - Methanol
- HCl - Hydrochloric Acid
- HNO3 - Nitric Acid
- O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only	Number of Containers	Notes & Special Instructions
PE14D-1	3/25/2025	12:07	11		P	S	X	1	J251057-051
PE14E-1	3/25/2025	12:19	12		P	S	X	1	J251057-056
PE18A-1	3/26/2025	7:18	13		P	S	X	1	J251057-061
PE18B-1	3/26/2025	7:40	14		P	S	X	1	J251057-066
PE18C-1	3/26/2025	7:57	15		P	S	X	1	J251057-071
PE18D-1	3/26/2025	8:16	16		P	S	X	1	J251057-076
PE18E-1	3/26/2025	8:37	17		P	S	X	1	J251057-081
PE20A-1	3/26/2025	9:19	18		P	S	X	1	J251057-086
PE20B-1	3/26/2025	9:36	19		P	S	X	1	J251057-091
PE20C-1	3/26/2025	9:51	20		P	S	X	1	J251057-096

Relinquished By (Signature)	Printed Name: Victoria P	Received By (Signature)	Printed Name: Travis B	10 Total Number of Containers
Company: Jones	Date: 3/31/25 Time: 1224	Company: SunStar	Date: 3-31-25 Time: 12:24	
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name: Paul B	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.
Company: SunStar	Date: 3-31-25 Time: 13:30	Company: SunStar	Date: 3-31-25 Time: 13:30	

T251489

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client
Converse Consultants

Date
3/28/2025

Project Name
Alta-PE Trail SSI

Client Project #
20-16-100-02

Project Address
N. Lilac Ave. to N. Pepper Ave.

Rialto, CA

Email
reports@jonesenv.com

Phone
(747) 449-9937

Report To
Colby Wakeman

Sampler

Turn Around Requested:
- □ Immediate Attention
- □ Rush 24 Hours
- □ Rush 48 Hours
- □ Rush 72 Hours
- X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #

Page 3 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

2.7°C

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only	Number of Containers	Notes & Special Instructions
PE20D-1	3/26/2025	10:07	21		P	S	X	1	J251057-101
PE20E-1	3/26/2025	10:25	22		P	S	X	1	J251057-106

Relinquished By (Signature)	Printed Name: Victoria P.	Received By (Signature)	Printed Name: Travis B	2	Total Number of Containers
Company: Jones	Date: 3/31/25 Time: 1224	Company: Sunstar	Date: 3-31-25 Time: 12:24		
Relinquished By (Signature)	Printed Name: Travis B	Received By Laboratory (Signature)	Printed Name: Paul B	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.	
Company: Sunstar	Date: 3-31-25 Time: 13:30	Company: Sun Star	Date: 3-31-25 Time: 13:30		

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

Receiving Form 001A

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T251489

Client Name: Jones Environmental Project: Converse Consultants - Alta-PE Trail SSI

Delivered by: ☐ Client ☒ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

If Courier, Received by: Travis Date/Time Courier Received: 3.31.25 12:24

Lab Received by: Paul Date/Time Lab Received: 3.31.25 13:30

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/19/2025

Temperature: Cooler #1	2.6 °C +/- the CF (+ 0.1°C)	=	2.7	°C corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.1°C)	=		°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.1°C)	=		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: DB 3-31-25

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251489

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J251489**

Report To:

Jones Environmental
Colby Wakeman
11007 Forest Place
Santa Fe Springs, CA 90670

Date Due:	04/07/25 17:00 (5 day TAT)		
Received By:	Paul Berner	Date Received:	03/31/25 13:30
Logged In By:	Kayla Macabitas	Date Logged In:	03/31/25 15:20

Samples Received at:	**2.7°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	No		

Analysis	Due	TAT	Expires	Comments
T251489-01 PE7A-1 [Soil] Sampled 03/25/25 07:25 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 07:25	Arsenic Only
T251489-02 PE7B-1 [Soil] Sampled 03/25/25 07:54 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 07:54	Arsenic Only
T251489-03 PE7C-1 [Soil] Sampled 03/25/25 08:10 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 08:10	Arsenic Only
T251489-04 PE10A-1 [Soil] Sampled 03/25/25 08:54 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 08:54	Arsenic Only
T251489-05 PE10B-1 [Soil] Sampled 03/25/25 09:08 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 09:08	Arsenic Only
T251489-06 PE10C-1 [Soil] Sampled 03/25/25 09:19 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 09:19	Arsenic Only
T251489-07 PE10D-1 [Soil] Sampled 03/25/25 09:31 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 09:31	Arsenic Only

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251489

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J251489**

Analysis	Due	TAT	Expires	Comments
T251489-08 PE14A-1 [Soil] Sampled 03/25/25 10:16 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 10:16	Arsenic Only
T251489-09 PE14B-1 [Soil] Sampled 03/25/25 10:30 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 10:30	Arsenic Only
T251489-10 PE14C-1 [Soil] Sampled 03/25/25 10:49 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 10:49	Arsenic Only
T251489-11 PE14D-1 [Soil] Sampled 03/25/25 12:07 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 12:07	Arsenic Only
T251489-12 PE14E-1 [Soil] Sampled 03/25/25 12:19 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/23/25 12:19	Arsenic Only
T251489-13 PE18A-1 [Soil] Sampled 03/26/25 07:18 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 07:18	Arsenic Only
T251489-14 PE18B-1 [Soil] Sampled 03/26/25 07:40 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 07:40	Arsenic Only
T251489-15 PE18C-1 [Soil] Sampled 03/26/25 07:57 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 07:57	Arsenic Only
T251489-16 PE18D-1 [Soil] Sampled 03/26/25 08:16 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 08:16	Arsenic Only
T251489-17 PE18E-1 [Soil] Sampled 03/26/25 08:37 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 08:37	Arsenic Only
T251489-18 PE20A-1 [Soil] Sampled 03/26/25 09:19 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 09:19	Arsenic Only

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251489

Client:	**Jones Environmental**	**Project Manager:**	**Steven Garcia**
Project:	**Converse Consultants**	**Project Number:**	**J251489**

Analysis	Due	TAT	Expires	Comments
T251489-19 PE20B-1 [Soil] Sampled 03/26/25 09:36 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 09:36	Arsenic Only
T251489-20 PE20C-1 [Soil] Sampled 03/26/25 09:51 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 09:51	Arsenic Only
T251489-21 PE20D-1 [Soil] Sampled 03/26/25 10:07 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 10:07	Arsenic Only
T251489-22 PE20E-1 [Soil] Sampled 03/26/25 10:25 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	04/07/25 15:00	5	07/24/25 10:25	Arsenic Only

Reviewed By

Date

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

01 May 2025

Colby Wakeman
Jones Environmental
11007 Forest Place
Santa Fe Springs, CA 90670

RE: J251057

Enclosed are the results of analyses for samples received by the laboratory on 04/25/25 11:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Lena Davidkov
Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE 7A-2	T251860-01	Soil	03/26/25 00:00	04/25/25 11:30
PE 7A-6	T251860-02	Soil	03/26/25 00:00	04/25/25 11:30
PE 7B-4	T251860-03	Soil	03/26/25 00:00	04/25/25 11:30
PE 7B-6	T251860-04	Soil	03/26/25 00:00	04/25/25 11:30
PE 7C-2	T251860-05	Soil	03/26/25 00:00	04/25/25 11:30
PE 7C-6	T251860-06	Soil	03/26/25 00:00	04/25/25 11:30
PE 10A-2	T251860-07	Soil	03/26/25 00:00	04/25/25 11:30
PE 10A-4	T251860-08	Soil	03/26/25 00:00	04/25/25 11:30
PE 10B-4	T251860-09	Soil	03/26/25 00:00	04/25/25 11:30
PE 10B-6	T251860-10	Soil	03/26/25 00:00	04/25/25 11:30
PE 10C-2	T251860-11	Soil	03/26/25 00:00	04/25/25 11:30
PE 10C-4	T251860-12	Soil	03/26/25 00:00	04/25/25 11:30
PE 14A-4	T251860-13	Soil	03/26/25 00:00	04/25/25 11:30
PE 14A-6	T251860-14	Soil	03/26/25 00:00	04/25/25 11:30
PE 14B-2	T251860-15	Soil	03/26/25 00:00	04/25/25 11:30
PE 14B-6	T251860-16	Soil	03/26/25 00:00	04/25/25 11:30
PE 14D-2	T251860-17	Soil	03/26/25 00:00	04/25/25 11:30
PE 14D-4	T251860-18	Soil	03/26/25 00:00	04/25/25 11:30
PE 18B-2	T251860-19	Soil	03/26/25 00:00	04/25/25 11:30
PE 18C-2	T251860-20	Soil	03/26/25 00:00	04/25/25 11:30
PE 18C-4	T251860-21	Soil	03/26/25 00:00	04/25/25 11:30
PE 18D-2	T251860-22	Soil	03/26/25 00:00	04/25/25 11:30
PE 20A-2	T251860-23	Soil	03/26/25 00:00	04/25/25 11:30
PE 20B-2	T251860-24	Soil	03/26/25 00:00	04/25/25 11:30
PE 20B-4	T251860-25	Soil	03/26/25 00:00	04/25/25 11:30

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

DETECTIONS SUMMARY

Sample ID: PE 7A-2 **Laboratory ID:** T251860-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**14**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 7A-6 **Laboratory ID:** T251860-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 7B-4 **Laboratory ID:** T251860-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**51**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 7B-6 **Laboratory ID:** T251860-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**3.8**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 7C-2 **Laboratory ID:** T251860-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**110**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 7C-6 **Laboratory ID:** T251860-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**5.2**	0.050	mg/kg	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Sample ID: PE 10A-2 **Laboratory ID:** T251860-07

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**70**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 10A-4 **Laboratory ID:** T251860-08

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**91**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 10B-4 **Laboratory ID:** T251860-09

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**14**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 10B-6 **Laboratory ID:** T251860-10

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**5.7**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 10C-2 **Laboratory ID:** T251860-11

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**33**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 10C-4 **Laboratory ID:** T251860-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**9.6**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 14A-4 **Laboratory ID:** T251860-13

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**6.0**	0.050	mg/kg	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Sample ID: PE 14A-6 **Laboratory ID:** T251860-14

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**7.8**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 14B-2 **Laboratory ID:** T251860-15

No Results Detected

Sample ID: PE 14B-6 **Laboratory ID:** T251860-16

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**7.7**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 14D-2 **Laboratory ID:** T251860-17

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**6.1**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 14D-4 **Laboratory ID:** T251860-18

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**5.7**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 18B-2 **Laboratory ID:** T251860-19

No Results Detected

Sample ID: PE 18C-2 **Laboratory ID:** T251860-20

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**6.3**	0.050	mg/kg	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Sample ID: PE 18C-4 **Laboratory ID:** T251860-21

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**7.0**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 18D-2 **Laboratory ID:** T251860-22

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.6**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 20A-2 **Laboratory ID:** T251860-23

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**22**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 20B-2 **Laboratory ID:** T251860-24

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**19**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE 20B-4 **Laboratory ID:** T251860-25

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**77**	0.050	mg/kg	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7A-2

T251860-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**14**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7A-6

T251860-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**4.4**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7B-4

T251860-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**51**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7B-6

T251860-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**3.8**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7C-2

T251860-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**110**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 7C-6

T251860-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**5.2**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10A-2

T251860-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**70**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10A-4

T251860-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**91**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10B-4

T251860-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**14**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10B-6

T251860-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**5.7**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10C-2

T251860-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**33**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 10C-4

T251860-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**9.6**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14A-4

T251860-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**6.0**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.
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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14A-6

T251860-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**7.8**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14B-2

T251860-15 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	ND	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14B-6

T251860-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**7.7**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14D-2

T251860-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**6.1**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 14D-4

T251860-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**5.7**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 18B-2

T251860-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 18C-2

T251860-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**6.3**	0.050	mg/kg	1	25D0448	04/25/25	04/30/25	6020 ICP-MS	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 18C-4

T251860-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**7.0**	0.050	mg/kg	1	25D0449	04/25/25	04/29/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 18D-2

T251860-22 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**4.6**	0.050	mg/kg	1	25D0449	04/25/25	04/29/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 20A-2

T251860-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**22**	0.050	mg/kg	1	25D0449	04/25/25	04/29/25	6020 ICP-MS	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 20B-2

T251860-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**19**	0.050	mg/kg	1	25D0449	04/25/25	04/29/25	6020 ICP-MS	

SunStar Laboratories, Inc.
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949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

PE 20B-4

T251860-25 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**77**	0.050	mg/kg	1	25D0449	04/25/25	04/29/25	6020 ICP-MS	

SunStar Laboratories, Inc.

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Providing Quality Analytical Services Nationwide

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949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25D0448 - EPA 3050B										
Blank (25D0448-BLK1)				Prepared: 04/25/25 Analyzed: 04/30/25						
Arsenic	ND	0.050	mg/kg							
LCS (25D0448-BS1)				Prepared: 04/25/25 Analyzed: 04/30/25						
Arsenic	25.5	0.050	mg/kg	25.0		102	80-120			
Matrix Spike (25D0448-MS1)		**Source: T251860-01**		Prepared: 04/25/25 Analyzed: 04/30/25						
Arsenic	48.5	0.050	mg/kg	25.0	13.9	138	75-125			QM-07
Matrix Spike Dup (25D0448-MSD1)		**Source: T251860-01**		Prepared: 04/25/25 Analyzed: 04/30/25						
Arsenic	48.6	0.050	mg/kg	25.0	13.9	139	75-125	0.206	20	QM-07
Post Spike (25D0448-PS1)		**Source: T251860-01**		Prepared: 04/25/25 Analyzed: 04/30/25						
Arsenic	39.0		mg/kg	25.0	13.9	100	80-120			
Batch 25D0449 - EPA 3050B										
Blank (25D0449-BLK1)				Prepared: 04/25/25 Analyzed: 04/29/25						
Antimony	ND	0.25	mg/kg							
Arsenic	ND	0.050	"							
Barium	ND	0.25	"							
Beryllium	ND	0.25	"							
Cadmium	ND	0.25	"							
Chromium	ND	0.25	"							
Cobalt	ND	0.25	"							
Copper	ND	0.25	"							
Lead	ND	0.25	"							
Mercury	ND	0.050	"							
Molybdenum	ND	0.25	"							
Nickel	ND	0.25	"							
Selenium	ND	0.50	"							
Silver	ND	0.25	"							
Thallium	ND	0.25	"							
Vanadium	ND	0.25	"							
Zinc	ND	0.25	"							

SunStar Laboratories, Inc.



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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25D0449 - EPA 3050B										
LCS (25D0449-BS1)				Prepared: 04/25/25 Analyzed: 04/29/25						
Arsenic	26.3	0.050	mg/kg	25.0		105	80-120			
Barium	27.0	0.25	"	25.0		108	80-120			
Cadmium	26.8	0.25	"	25.0		107	80-120			
Chromium	27.0	0.25	"	25.0		108	80-120			
Lead	28.0	0.25	"	25.0		112	80-120			
Matrix Spike (25D0449-MS1)		**Source: T251860-21**		Prepared: 04/25/25 Analyzed: 04/29/25						
Arsenic	34.0	0.050	mg/kg	25.0	6.98	108	75-125			
Barium	112	0.25	"	25.0	87.1	101	75-125			
Cadmium	27.1	0.25	"	25.0	0.0600	108	75-125			
Chromium	49.5	0.25	"	25.0	22.6	108	75-125			
Lead	36.5	0.25	"	25.0	9.09	110	75-125			
Matrix Spike Dup (25D0449-MSD1)		**Source: T251860-21**		Prepared: 04/25/25 Analyzed: 04/29/25						
Arsenic	36.2	0.050	mg/kg	25.0	6.98	117	75-125	5.98	20	
Barium	111	0.25	"	25.0	87.1	97.4	75-125	0.822	20	
Cadmium	29.3	0.25	"	25.0	0.0600	117	75-125	7.85	20	
Chromium	52.0	0.25	"	25.0	22.6	118	75-125	4.87	20	
Lead	38.6	0.25	"	25.0	9.09	118	75-125	5.49	20	
Post Spike (25D0449-PS1)		**Source: T251860-21**		Prepared: 04/25/25 Analyzed: 04/29/25						
Arsenic	30.9		mg/kg	25.0	6.98	95.7	80-120			
Barium	101		"	25.0	87.1	53.9	80-120			QM-PS
Cadmium	25.0		"	25.0	0.0600	99.8	80-120			
Chromium	45.0		"	25.0	22.6	90.0	80-120			
Lead	33.8		"	25.0	9.09	98.7	80-120			

SunStar Laboratories, Inc.



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Lena Davidkov, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/01/25 13:39

Notes and Definitions

QM-PS	The percent recovery and/or RPD are outside acceptance criteria. Results accepted based upon percent recovery results in the post spike and/or serial dilution.
QM-07	The spike recovery and/or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

T251860

LAB USE ONLY

Jones Project #

Page 1 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

Turn Around Requested:
- □ Immediate Attention
- □ Rush 24 Hours
- □ Rush 48 Hours
- □ Rush 72 Hours
- X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Client: Converse Consultants
Date: 4/24/2025
Project Name: Alta - PE Trail SSI
Client Project #: 20-16-100-02
Project Address: N. Lilac Ave. to N. Pepper Ave.
Rialto, CA
Email: eports@jonesenv.com
Phone: 747) 449-9937
Report To: Colby Wakeman
Sampler:

Sample Container / Preservative Abbreviations
- AS - Acetate Sleeve
- SS - Stainless Steel Sleeve
- BS - Brass Sleeve
- G - Glass
- AB - Amber Bottle
- P - Plastic
- SOBI - Sodium Bisulfate
- MeOH - Methanol
- HCl - Hydrochloric Acid
- HNO3 - Nitric Acid
- O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only	Number of Containers	Notes & Special Instructions
PE 7A-2	3/25/2025	7:28	01		P	S	X	1	J251057-002
PA 7A-6 PE	3/25/2025	7:35	02		P	S	X	1	J251057-004
PE 7B-4	3/25/2025	8:00	03		P	S	X	1	J251057-008
PE 7B-6	3/25/2025	8:05	04		P	S	X	1	J251057-009
PE 7C-2	3/25/2025	8:14	05		P	S	X	1	J251057-012
PE 7C-6	3/25/2025	8:28	06		P	S	X	1	J251057-014
PE 10A-2	3/25/2025	8:56	07		P	S	X	1	J251057-017
PE 10A-4	3/25/2025	8:58	08		P	S	X	1	J251057-018
PE 10B-4	3/25/2025	9:12	09		P	S	X	1	J251057-023
PE 10B-6	3/25/2025	9:14	10		P	S	X	1	J251057-024

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name		10 Total Number of Containers
Company: Jones	Date: 4/25/25 Time: 10:29	Company: Sunster	Date: 4/25/25 Time: 1029		
Relinquished By (Signature)	Printed Name: Mike	Received By Laboratory (Signature)	Printed Name: Dave	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.	
Company: Sunster	Date: 4/25/25 Time: 1130	Company: Sunster	Date: 11/25/25 Time: 1130		

2.5c

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client
Converse Consultants

Project Name
Alta - PE Trail SSI

Project Address
N. Lilac Ave. to N. Pepper Ave.

Rialto, CA

Email
eports@jonesenv.com

Phone
(747) 449-9937

Report To
Colby Wakeman

Sampler

Date
4/24/2025

Client Project #
20-16-100-02

Turn Around Requested:
- □ Immediate Attention
- □ Rush 24 Hours
- □ Rush 48 Hours
- □ Rush 72 Hours
- X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #

Page 2 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

Sample Container / Preservative Abbreviations
- AS - Acetate Sleeve
- SS - Stainless Steel Sleeve
- BS - Brass Sleeve
- G - Glass
- AB - Amber Bottle
- P - Plastic
- SOBI - Sodium Bisulfate
- MeOH - Methanol
- HCl - Hydrochloric Acid
- HNO3 - Nitric Acid
- O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only										Number of Containers	Notes & Special Instructions
PE 10C-2	3/25/2025	9:21	11		P	S	X										1	J251057-027
PE 10C-4	3/25/2025	9:23	12		P	S	X										1	J251057-028
PE 14A-4	3/25/2025	10:20	13		P	S	X										1	J251057-038
PE 14A-6	3/25/2025	10:26	14		P	S	X										1	J251057-029
PE 14B-2	3/25/2025	10:32	15		P	S	X										1	J251057-042
PE 14B-6	3/25/2025	10:45	16		P	S	X										1	J251057-044
PE 14D-2	3/25/2025	12:09	17		P	S	X										1	J251057-052
PE 14D-4	3/25/2025	12:12	18		P	S	X										1	J251057-053
PE 18B-2	3/26/2025	7:50	19		P	S	X										1	J251057-067
PE 18C-2	3/26/2025	8:00	20		P	S	X										1	J251057-072

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name		
	Megan Davis		Mike		10 Total Number of Containers
Company	Date / Time	Company	Date	Time	
Jones	4/25/25 10:29	Sunster	4/25/25	1024	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name		Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.
	Mike		Dave		
Company	Date / Time	Company	Date	Time	
Sunster	4/25/25 1130	Sunstar	11/25/25	1130	2.5 c

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY
Jones Project #

Page 3 of 3

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

Client: Converse Consultants
Project Name: Alta - PE Trail SSI
Project Address: N. Lilac Ave. to N. Pepper Ave.
Rialto, CA
Email: eports@jonesenv.com
Phone: (747) 449-9937
Report To: Colby Wakeman
Sampler:

Date: 4/24/2025
Client Project #: 20-16-100-02

Turn Around Requested:
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 - Arsenic only										Number of Containers	Notes & Special Instructions
PE 18C-4	3/26/2025	8:10	21		P	S	X										1	J251057-073
PE 18D-2	3/26/2025	8:22	22		P	S	X										1	J251057-075
PE 20A-2	3/26/2025	9:21	23		P	S	X										1	J251057-087
PE 20B-2	3/26/2025	9:39	24		P	S	X										1	J251057-092
PE 20B-4	3/26/2025	9:46	25		P	S	X										1	J251057-093

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name		
Company: Jones	Date/Time: 4/25/25 10:29	Company: Sunster	Date/Time: 4/25/25 1029	5	Total Number of Containers
Relinquished By (Signature)	Printed Name: M. Ke	Received By Laboratory (Signature)	Printed Name: Dave	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.	
Company: Sunster	Date: 4/25/25 Time: 1130	Company: Sunster	Date/Time: 11/25/25 1130	2.5c	

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Receiving Form 001A

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T251860

Client Name: Jones Project: J251057

Delivered by: ☐ Client ☒ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

If Courier, Received by: Mike Date/Time Courier Received: 4.25.25 10:27

Lab Received by: Dave Date/Time Lab Received: 4.25.25 11:30

Total number of coolers received: Thermometer ID: SC-1 Calibration due: 11/19/2025

Temperature: Cooler #1	2.5 °C +/- the CF (+ 0.1°C) =	2.6	°C corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.1°C) =		°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.1°C) =		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: [illegible] 4.25.25

Comments:

Rev. 03 Date 11/24

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251860

Client:	**Jones Environmental**	**Project Manager:**	**Lena Davidkov**
Project:	**J251057**	**Project Number:**	**J251057**

Report To:

Jones Environmental
Colby Wakeman
11007 Forest Place
Santa Fe Springs, CA 90670

Date Due:	05/02/25 17:00 (5 day TAT)		
Received By:	Dave Berner	Date Received:	04/25/25 11:30
Logged In By:	Karina Ortiz	Date Logged In:	04/25/25 11:58

Samples Received at:	**2.6°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	No		

Analysis	Due	TAT	Expires	Comments
T251860-01 PE 7A-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-02 PE 7A-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-03 PE 7B-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-04 PE 7B-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-05 PE 7C-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-06 PE 7C-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-07 PE 10A-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251860

Client:	**Jones Environmental**	**Project Manager:**	**Lena Davidkov**
Project:	**J251057**	**Project Number:**	**J251057**

Analysis	Due	TAT	Expires	Comments
T251860-08 PE 10A-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-09 PE 10B-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-10 PE 10B-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-11 PE 10C-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-12 PE 10C-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-13 PE 14A-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-14 PE 14A-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-15 PE 14B-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-16 PE 14B-6 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-17 PE 14D-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-18 PE 14D-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T251860

Client:	**Jones Environmental**	**Project Manager:**	**Lena Davidkov**
Project:	**J251057**	**Project Number:**	**J251057**

Analysis	Due	TAT	Expires	Comments
T251860-19 PE 18B-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-20 PE 18C-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-21 PE 18C-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-22 PE 18D-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-23 PE 20A-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-24 PE 20B-2 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only
T251860-25 PE 20B-4 [Soil] Sampled 03/26/25 00:00 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/02/25 15:00	5	07/24/25 00:00	As only

Reviewed By

Date

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

15 May 2025

Colby Wakeman
Jones Environmental
11007 Forest Place
Santa Fe Springs, CA 90670

RE: J251057

Enclosed are the results of analyses for samples received by the laboratory on 05/08/25 14:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Lena Davidkov
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PE10A-6	T252035-01	Soil	03/25/25 09:02	05/08/25 14:00
PE10A-8	T252035-02	Soil	03/25/25 09:04	05/08/25 14:00
PE20A-4	T252035-03	Soil	03/25/25 09:24	05/08/25 14:00
PE20A-6	T252035-04	Soil	03/25/25 09:30	05/08/25 14:00
PE20B-6	T252035-05	Soil	03/25/25 09:47	05/08/25 14:00
PE20B-8	T252035-06	Soil	03/25/25 09:48	05/08/25 14:00

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

DETECTIONS SUMMARY

Sample ID: PE10A-6 **Laboratory ID:** T252035-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**5.2**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE10A-8 **Laboratory ID:** T252035-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**4.7**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20A-4 **Laboratory ID:** T252035-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**19**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20A-6 **Laboratory ID:** T252035-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**1.8**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20B-6 **Laboratory ID:** T252035-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**23**	0.050	mg/kg	6020 ICP-MS	

Sample ID: PE20B-8 **Laboratory ID:** T252035-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic	**8.6**	0.050	mg/kg	6020 ICP-MS	

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE10A-6

T252035-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**5.2**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE10A-8

T252035-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**4.7**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE20A-4

T252035-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6020 Method									
Arsenic	**19**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE20A-6

T252035-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**1.8**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE20B-6

T252035-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6020 Method									
Arsenic	**23**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

PE20B-8

T252035-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6020 Method

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**8.6**	0.050	mg/kg	1	25E0088	05/06/25	05/14/25	6020 ICP-MS	

SunStar Laboratories, Inc.



Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25E0088 - EPA 3050B										
Blank (25E0088-BLK1)				Prepared: 05/06/25 Analyzed: 05/14/25						
Arsenic	ND	0.050	mg/kg							
Cadmium	ND	0.25	"							
Chromium	ND	0.25	"							
Cobalt	ND	0.25	"							
Copper	ND	0.25	"							
Lead	ND	0.25	"							
Molybdenum	ND	0.25	"							
Nickel	ND	0.25	"							
Selenium	ND	0.50	"							
Zinc	ND	0.25	"							
LCS (25E0088-BS1)				Prepared: 05/06/25 Analyzed: 05/14/25						
Arsenic	22.6	0.050	mg/kg	25.0		90.4	80-120			
Cadmium	22.9	0.25	"	25.0		91.8	80-120			
Chromium	22.7	0.25	"	25.0		91.0	80-120			
Lead	24.5	0.25	"	25.0		98.0	80-120			
Matrix Spike (25E0088-MS1)	**Source: T251971-01**			Prepared: 05/06/25 Analyzed: 05/14/25						
Arsenic	2.61	0.050	mg/kg	25.0	0.900	6.84	75-125			QM-07
Cadmium	ND	0.25	"	25.0	0.100	NR	75-125			QM-07
Chromium	3.10	0.25	"	25.0	2.16	3.76	75-125			QM-07
Lead	ND	0.25	"	25.0	1.28	NR	75-125			QM-07
Matrix Spike Dup (25E0088-MSD1)	**Source: T251971-01**			Prepared: 05/06/25 Analyzed: 05/14/25						
Arsenic	21.4	0.050	mg/kg	25.0	0.900	82.2	75-125	157	20	QM-07
Cadmium	22.2	0.25	"	25.0	0.100	88.2	75-125		20	
Chromium	22.6	0.25	"	25.0	2.16	81.9	75-125	152	20	QM-07
Lead	24.9	0.25	"	25.0	1.28	94.4	75-125		20	

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

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Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

Metals by EPA 6020 Method - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25E0088 - EPA 3050B										
Post Spike (25E0088-PS1)	**Source: T251971-01**			Prepared: 05/06/25 Analyzed: 05/14/25						
Arsenic	29.3		mg/kg	25.0	0.900	114	80-120			
Cadmium	30.2		"	25.0	0.100	120	80-120			
Chromium	30.5		"	25.0	2.16	113	80-120			
Lead	33.0		"	25.0	1.28	127	80-120			QM-PS

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Lena Davidkov, Project Manager

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949.297.5027 Fax

Jones Environmental	Project: J251057	
11007 Forest Place	Project Number: J251057	**Reported:**
Santa Fe Springs CA, 90670	Project Manager: Colby Wakeman	05/15/25 15:58

Notes and Definitions

QM-PS	The percent recovery and/or RPD are outside acceptance criteria. Results accepted based upon percent recovery results in the post spike and/or serial dilution.
QM-07	The spike recovery and/or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Lena Davidkov, Project Manager

T252035

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client
Converse Consultants

Project Name
Alta - PE Trail SSI

Project Address
N. Lilac Ave to N Pepper Ave

Rialto, CA

Email
reports@jonesenv.com

Phone
(714) 449-9937

Report To **Sampler**
Colby Wakeman

Date
5/8/2025

Client Project #
20-16-100-02

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24 Hours
- ☐ Rush 48 Hours
- X Rush 72 Hours
- ☐ Normal

Report Options
EDD _____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #

Page 1 of 1

Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	6020 Arsenic										Number of Containers	Notes & Special Instructions
PE10A-6	3/25/2025	902	01		P	S	X											J251057-019
PE10A-8	3/25/2025	904	02		P	S	X											J251057-020
PE20A-4	3/25/2025	924	03		P	S	X											J251057-088
PE20A-6	3/25/2025	930	04		P	S	X											J251057-089
PE20B-6	3/25/2025	947	05		P	S	X											J251057-094
PE20B-8	3/25/2025	948	06		P	S	X											J251057-095

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	
	Michael Keeney		Paul B	Total Number of Containers
Company	Date Time	Company	Date Time	
JONES	5/8/2025 14:00	SunStar	5/8/25 14:00	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	
Company	Date: Time	Company	Date Time	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

1.8°C

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

Receiving Form 001A

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T252035

Client Name: Jones Project: J251057

Delivered by: ☒ Client ☐ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: Paul Date/Time Lab Received: 5.8.25 14:00

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/19/2025

Temperature:	Cooler #1 1.7	°C +/- the CF (+ 0.1°C)	= 1.8	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (+ 0.1°C)	=	°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (+ 0.1°C)	=	°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: CB 5.8.25

Comments:

Rev. 03 Date 11/24

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T252035

Client:	**Jones Environmental**	**Project Manager:**	**Lena Davidkov**
Project:	**J251057**	**Project Number:**	**J251057**

Report To:

Jones Environmental
Colby Wakeman
11007 Forest Place
Santa Fe Springs, CA 90670

Date Due:	05/13/25 17:00 (3 day TAT)		
Received By:	Paul Berner	Date Received:	05/08/25 14:00
Logged In By:	Kayla Macabitas	Date Logged In:	05/08/25 14:28

Samples Received at:	**1.8°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	No		

Analysis	Due	TAT	Expires	Comments
T252035-01 PE 10A-6 [Soil] Sampled 03/25/25 09:02 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:02	As only
T252035-02 PE 10A-8 [Soil] Sampled 03/25/25 09:04 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:04	As only
T252035-03 PE 20A-4 [Soil] Sampled 03/25/25 09:24 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:24	As only
T252035-04 PE 20A-6 [Soil] Sampled 03/25/25 09:30 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:30	As only
T252035-05 PE 20B-6 [Soil] Sampled 03/25/25 09:47 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:47	As only
T252035-06 PE 20B-8 [Soil] Sampled 03/25/25 09:48 (GMT-08:00) Pacific Time (US &				
6020 Metals by ICP-MS	05/13/25 15:00	3	07/23/25 09:48	As only

Reviewed By

Date

JONES
ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

04 April 2025

Michael Van Fleet
Converse Consultants
717 South Myrtle Ave
Monrovia, CA 91016

Re: Alta-PE Trail SSI

Enclosed are the results of analyses for samples received by the laboratory on 03/27/25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
C1-2	J251066-001	Soil	03/26/2025 11:55	03/27/2025 08:35
C1-3.5	J251066-002	Soil	03/26/2025 12:22	03/27/2025 08:35

DETECTIONS SUMMARY

Sample ID: C1-2 **Laboratory ID:** J251066-001

No Results Detected

Sample ID: C1-3.5 **Laboratory ID:** J251066-002

Analyte	Result	Reporting Limit	Units	Method	Notes
C13 - C15	2.2	1.0	mg/kg	EPA 8015	
C16 - C17	1.1	1.0	mg/kg	EPA 8015	
C23 - C40	14.7	10.0	mg/kg	EPA 8015	
C24 - C27	1.7	1.0	mg/kg	EPA 8015	
C28 - C31	3.0	1.0	mg/kg	EPA 8015	
C32 - C35	3.5	1.0	mg/kg	EPA 8015	
C36 - C40	5.4	1.0	mg/kg	EPA 8015	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-2
J251066-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2504036	03/31/25	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*70.86 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2504035	03/28/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-2
J251066-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2-Dichloropropane	ND	1.0	µg/kg	1	QC2504035	03/28/25	EPA 8260	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-2
J251066-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Surrogate: Toluene-d8	*106.12 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*102.03 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*79.00 %*	*60 - 140*						

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Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-3.5
J251066-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2504036	03/31/25	EPA 8015	
C13 - C15	2.2	1.0	mg/kg	"	"	"	"	
C16 - C17	1.1	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	1.7	1.0	mg/kg	"	"	"	"	
C28 - C31	3.0	1.0	mg/kg	"	"	"	"	
C32 - C35	3.5	1.0	mg/kg	"	"	"	"	
C36 - C40	5.4	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	14.7	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*76.88 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2504035	03/28/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-3.5
J251066-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2-Dichloropropane	ND	1.0	µg/kg	1	QC2504035	03/28/25	EPA 8260	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

C1-3.5
J251066-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Surrogate: Toluene-d8	*105.56 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*100.96 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*78.16 %*	*60 - 140*						

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Colby Wakeman
Lab Director

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Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

Total Petroleum Hydrocarbons by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2504036 - EPA 8015										
CCV 1										
C10 - C28	1070	10.0	%	1000		107	80 - 120		120	
LCS 1										
C10 - C28	496	10.0	%	500		99	60 - 140			
Surrogate: Hexacosane		*92.66 %*	*50 - 140*							
LCSD 1										
C10 - C28	495	10.0	%	500		99	60 - 140	0.13	140	
Surrogate: Hexacosane		*97.48 %*	*50 - 140*							
Method Blank 1										
C10 - C28	ND	10.0	mg/kg							
C13 - C15	ND	1.0	mg/kg							
C16 - C17	ND	1.0	mg/kg							
C18 - C19	ND	1.0	mg/kg							
C20 - C23	ND	1.0	mg/kg							
C24 - C27	ND	1.0	mg/kg							
C28 - C31	ND	1.0	mg/kg							
C32 - C35	ND	1.0	mg/kg							
C36 - C40	ND	1.0	mg/kg							
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*94.01 %*	*50 - 140*							

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717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2504035 - EPA 8260										
CCV 1										
Benzene	243	1.0	%	250		97	80 - 120		120	
Chlorobenzene	231	1.0	%	250		92	80 - 120		120	
1,1-Dichloroethene	209	1.0	%	250		83	80 - 120		120	
cis-1,2-Dichloroethene	245	1.0	%	250		98	80 - 120		120	
Ethylbenzene	222	1.0	%	250		89	80 - 120		120	
Tetrachloroethene	203	1.0	%	250		81	80 - 120		120	
Toluene	221	1.0	%	250		88	80 - 120		120	
1,1,1-Trichloroethane	230	1.0	%	250		92	80 - 120		120	
Trichloroethene	223	1.0	%	250		89	80 - 120		120	
1,2,4-Trimethylbenzene	237	1.0	%	250		95	80 - 120		120	
Vinyl chloride	227	1.0	%	250		91	80 - 120		120	
LCS 1										
Benzene	52.4	1.0	%	50		105	70 - 130			
Chlorobenzene	51.3	1.0	%	50		103	70 - 130			
1,1-Dichloroethene	45.5	1.0	%	50		91	60 - 140			
cis-1,2-Dichloroethene	53.0	1.0	%	50		106	70 - 130			
Ethylbenzene	50.0	1.0	%	50		100	70 - 130			
Tetrachloroethene	49.5	1.0	%	50		99	70 - 130			
Toluene	52.2	1.0	%	50		104	70 - 130			
1,1,1-Trichloroethane	48.8	1.0	%	50		98	70 - 130			
Trichloroethene	48.1	1.0	%	50		96	70 - 130			
1,2,4-Trimethylbenzene	46.0	1.0	%	50		92	70 - 130			
Vinyl chloride	40.9	1.0	%	50		82	60 - 140			
Surrogate: Toluene-d8		*100.40 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*101.62 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*89.45 %*	*60 - 140*							
LCSD 1										
Benzene	52.9	1.0	%	50		106	70 - 130	0.97	130	
Chlorobenzene	52.3	1.0	%	50		105	70 - 130	1.79	130	
1,1-Dichloroethene	45.1	1.0	%	50		90	60 - 140	0.90	140	
cis-1,2-Dichloroethene	54.5	1.0	%	50		109	70 - 130	2.79	130	
Ethylbenzene	51.3	1.0	%	50		103	70 - 130	2.53	130	
Tetrachloroethene	49.5	1.0	%	50		99	70 - 130	0.02	130	
Toluene	52.0	1.0	%	50		104	70 - 130	0.42	130	
1,1,1-Trichloroethane	50.6	1.0	%	50		101	70 - 130	3.67	130	

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Lab Director

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717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2504035 - EPA 8260										
LCSD 1										
Trichloroethene	49.9	1.0	%	50		100	70 - 130	3.81	130	
1,2,4-Trimethylbenzene	48.3	1.0	%	50		97	70 - 130	4.93	130	
Vinyl chloride	39.6	1.0	%	50		79	60 - 140	3.14	140	
Surrogate: Toluene-d8		*97.50 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*100.77 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*91.69 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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Colby Wakeman
Lab Director

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717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2504035 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*102.16 %*		*60 - 140*						
Surrogate: Dibromofluoromethane		*102.69 %*		*60 - 140*						
Surrogate: 4-Bromofluorobenzene		*75.98 %*		*60 - 140*						

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Colby Wakeman
Lab Director

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Converse Consultants	Project:	Alta-PE Trail SSI	
717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
5	MS and/or MSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.

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Colby Wakeman
Lab Director

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717 South Myrtle Ave	Project Number:	20-16-100-02	Reported
Monrovia, CA 91016	Project Manager:	Michael Van Fleet	04/04/25 13:37

TIC Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- ☐ Immediate Attention - 200% (Advanced notice only)
- ☐ One Day TAT- 100% (Cut off time 11AM)
- ☐ Two Day TAT - 50% (Cut off time 12PM)
- ☐ Three Day TAT - 25% (Cut off time 1PM)
- ☐ Four Day TAT - 10% (Cut off time 2PM)
- ☐ Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J251066
Page 1 of 1

☐ EDF*
*Global ID:

Temperature:
Cooler 1: 0.5 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client: Converse Consultants
Project Name: Alta- PE Trail SSI
Project Address: N. Lilac Ave to N. Pepper Ave; Rialto, CA
Email: mvanfleet@converseconsultants.com
Phone: (626) 930-1200
Report To: Michael Van Fleet
Sampler: Scott Morgan
Date: 3/26/2025
Client Project #: 20-16-100-02

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Recv'd	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8015 - TPH Full Range	8260 - VOCs	Number of Containers	Notes & Special Instructions
C1-2	3/26/2025	11:55	-001		Ice	1 Jar/2 Encore	S	✓	✓	3	
C1-3.5	3/26/2025	12:22	-002		Ice	1 Jar/2 Encore	S	✓	✓	3	

Total Number of Containers: 6

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
Scott Morgan	Scott Morgan	[signature]	MARTIN YOUNG
Company: Converse	Date: 3-27-25 Time: 0825	Company: JEL	Date: 3/27/25 Time: 0835
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
[signature]	MARTIN YOUNG	[signature]	Megan Davis
Company: JEL	Date: 3/27/25 Time: 12:46	Company: Jones	Date: 3/29/25 Time: 12:46

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Login Report

Customer Name: Converse Consultants
Purchase Order:
Project ID: Alta-PE Trail SSI
Comment:

Order ID: J251066
Order Date: 3/28/2025

Sample #: J251066-001 **Customer Sample #:** C1-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/26/25 11:55 AM
Quantity: 3 **Matrix:** Soil **Date Received:** 03/27/25 8:35 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	4/4/2025	
Volatile Organic Compounds		EPA 8260	4/4/2025	

Sample #: J251066-002 **Customer Sample #:** C1-3.5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/26/25 12:22 PM
Quantity: 3 **Matrix:** Soil **Date Received:** 03/27/25 8:35 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	4/4/2025	
Volatile Organic Compounds		EPA 8260	4/4/2025	

Customer Name: Converse Consultants **Order ID:** J251066

Purchase Order: **Order Date:** 3/28/2025

Project ID: Alta-PE Trail SSI

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	Yes
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

Appendix H

Geotechnical Investigation Report

Converse Consultants
Geotechnical Engineering
Environmental & Groundwater Science
Inspection & Testing Services

GEOTECHNICAL INVESTIGATION REPORT

PAVEMENT DESIGN ALONG PACIFIC ELECTRIC TRAIL
BETWEEN NORTH PEPPER AVENUE & NORTH CACTUS AVENUE
City of Rialto, San Bernardino County, California

CONVERSE PROJECT NO. 23-81-342-01



Prepared For:

ALTA PLANNING + DESIGN
617 W. 7th Street, Suite No. 1103
Los Angeles, CA 90017

Presented By:

CONVERSE CONSULTANTS
2021 Rancho Drive, Suite 1
Redlands, CA 92373
909-796-0544

August 14, 2024

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

August 14, 2024

Mr. Vincent Hellens
Project Manager
Alta Planning + Design
617 W. 7th Street, Suite No 1103
Los Angeles, CA 90017

Subject: **GEOTECHNICAL INVESTIGATION REPORT**
Pavement Design Along Pacific Electric Trail Between North Pepper Avenue and North Cactus Avenue
City of Rialto, San Bernardino County, California
Converse Project No. 23-81-342-01

Dear Mr. Hellens:

Converse Consultants (Converse) has prepared the enclosed report to present pavement design recommendations along the Pacific Electric Trail between North Pepper Avenue and North Cactus Avenue, in the City of Rialto, San Bernardino County, California. This report has been prepared in accordance with our revised proposal dated December 8, 2023, and your Agreement dated April 9, 2024.

Based on the results of our study, it is our opinion that the subject pavement design is suitable from a geotechnical standpoint for the proposed project provided the findings, conclusions, and recommendations presented in this report are incorporated in the preparation of the final design plans, specifications and construction of the project.

We appreciate this opportunity to be of service to Alta Planning + Design and the City of Rialto. If you should have any questions regarding this report, please contact us at 909-474-2847.

CONVERSE CONSULTANTS

Hashmi S. E. Quazi, PhD, PE, GE
Regional Manager/Principal Engineer

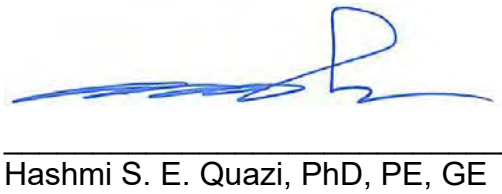
PROFESSIONAL CERTIFICATION

This report has been prepared by the following professionals whose seals and signatures appear herein.

The findings, recommendations, specifications and professional opinions contained in this report were prepared in accordance with the generally accepted professional engineering and engineering geologic principle and practice in this area of Southern California. We make no other warranty, either expressed or implied.



Tyler Nguyen
Staff Engineer





Hashmi S. E. Quazi, PhD, PE, GE
Principal Engineer

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Appendix A ..... *Field Exploration*
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1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed Pacific Electric Trail pavement design between North Pepper Avenue and North Cactus Avenue, in the City of Rialto, San Bernardino County, California. The approximate location of the project is shown on Figure No. 1, *Approximate Site Location Map*.

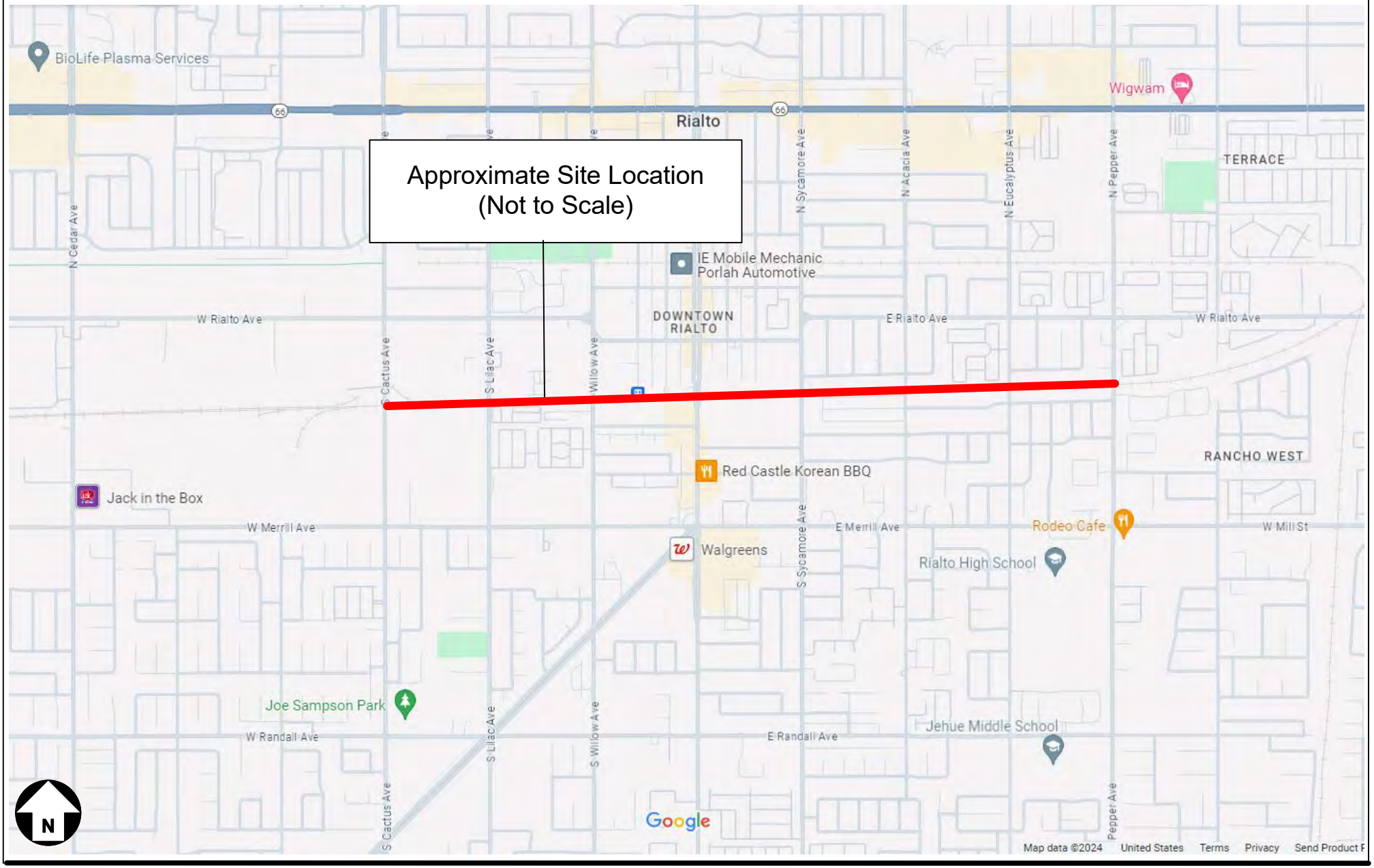
2.0 SITE DESCRIPTION

The Pacific Electric Trail is a multi-use pedestrian and bicycle trail replacing the old Pacific Electric Railroad and extends from North Cactus Avenue to Pepper Avenue. The already existing Pacific Electric Trail as shown in Photo No. 5. will be connected to the beginning of this proposed trail. The proposed extended trail is approximately 80 feet in width and 1.75 miles in length. The old railroad tracks still run along the trail passing through active streets and are on a gravely sandy area as shown in Photos No. 1, 2, 3, and 4. The trail itself passes by a park, cemetery, residential areas and a small power plant. Topographic relief is relatively flat with no significant slopes or grade separations. Drainage at the site appears to flow to southwest with elevation ranges from 1239 feet to 1190 feet. Debris piles are also on the trail site along with various amounts of trash, glass, and vegetation as shown in Photos No. 2 and 4.

3.0 PROJECT DESCRIPTION

The project is an approximate 1¾-mile long railroad easement, which is located between North Pepper Avenue (east end) and North Cactus Avenue (west end). Railroad tracks were observed along most of the easement, beginning from the eastern terminus, at North Pepper Avenue, to almost the western terminus of the property (approximately 275 feet east of North Cactus Avenue does not have tracks).

It is planned to convert this abandoned railroad track into a pedestrian/bike trail.



Project: Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

Project No.
23-81-342-01

Approximate Site Location Map

For: Alta Planning + Design

Converse Consultants

Figure No.
1



Photo No. 1, Shows BH-3 facing east which lies between Lilac Avenue and Willow Avenue



Photo No. 2, Shows BH-6 facing west which lies between Orange Avenue and Riverside Avenue



Photo No. 3, Shows BH-11 facing east which lies between Acacia Avenue and Eucalyptus Avenue



Photo No. 4, Shows BH-08 facing east which lies between Date Avenue and Sycamore Avenue



Photo No. 5, Shows the beginning of the proposed pavement which continues off the existing Pacific Electric Trail

4.0 SCOPE OF WORK

The scope of Converse's investigation included the tasks described in the following sections.

4.1 Project Set-Up

The project set-up consisted of the following tasks.

- Plot the proposed borings on an exhibit you will provide which will show the proposed boring locations.
- Coordinate with you and the City representative to schedule the field investigation.
- Stake/mark the boring locations prior to drilling.
- We will notify Underground Service Alert (USA) to clear the boring locations of conflict with underground utilities.
- Arrange for a drill rig.

4.2 Subsurface Exploration

Fourteen borings (BH-1 through BH-14) were drilled on July 15, 2024 along the Pacific Electric Trail going from North Pepper Avenue to North Cactus Avenue. Field exploration data is presented in Table No. 1, *Field Exploration Data*.

Table No. 1, Field Exploration Data

Boring No.	Street/Location	Date Drilled (ft)	Planned Depth (ft)	Drilled Depth (ft)
BH-1	Cactus/Lilac Avenue	July 15, 2024	5.0	6.5
BH-2	Cactus/Lilac Avenue	July 15, 2024	5.0	6.5
BH-3	Lilac/Willow Avenue	July 15, 2024	5.0	6.5
BH-4	Lilac/Willow Avenue	July 15, 2024	5.0	6.5
BH-5	Willow/Palm Avenue	July 15, 2024	5.0	6.5
BH-6	Orange/Riverside Avenue	July 15, 2024	5.0	6.5
BH-7	Olive/Date Avenue	July 15, 2024	5.0	6.5
BH-8	Date/Sycamore Avenue	July 15, 2024	5.0	6.5
BH-9	Sycamore/Acacia Avenue	July 15, 2024	5.0	6.5
BH-10	Sycamore/Acacia Avenue	July 15, 2024	5.0	6.5
BH-11	Acacia/Eucalyptus Avenue	July 15, 2024	5.0	6.5
BH-12	Acacia/Eucalyptus Avenue	July 15, 2024	5.0	6.5
BH-13	Eucalyptus/Pepper Avenue	July 15, 2024	5.0	6.5
BH-14	Eucalyptus/Pepper Avenue	July 15, 2024	5.0	6.5

The borings were advanced using a truck-mounted drill rig equipped with 8-inch diameter hollow stem augers for soil sampling. A Converse engineer continuously logged the subsurface materials encountered during drilling using visual examination in accordance with the Unified Soil Classification System. Relatively undisturbed ring and bulk samples of the subsurface materials were obtained from the borings at frequent intervals for laboratory testing. The approximate locations of the borings are presented on Figure Nos. 2a-2j, *Approximate Boring Location Map.* A detailed description of the field exploration procedures and boring logs are presented in Appendix A, *Field Exploration.*

4.3 Laboratory Testing

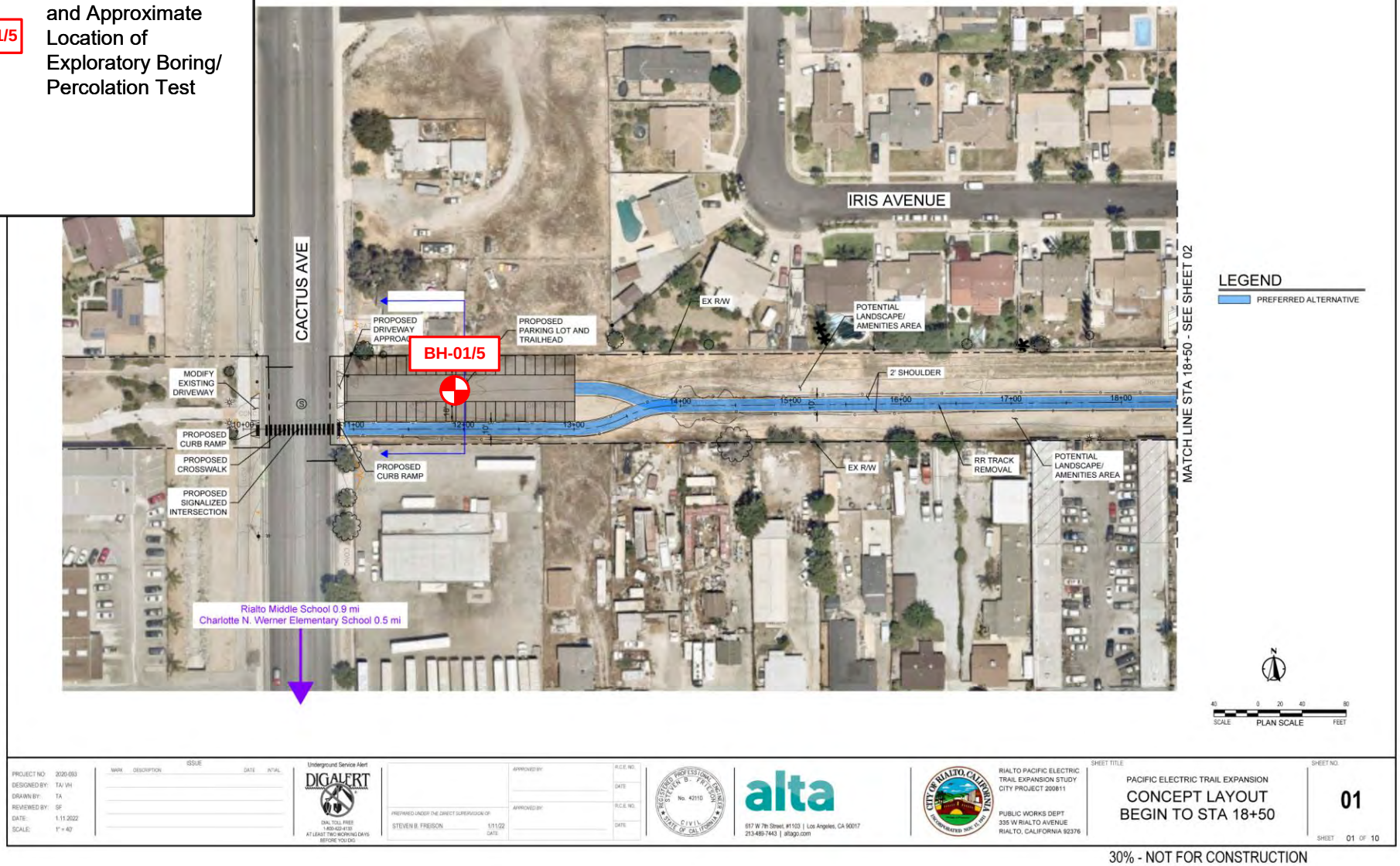
Representative soil samples obtained during the subsurface exploration were tested in our laboratory to evaluate their engineering properties. Laboratory testing included the following.

- In Situ Moisture Content and Dry Density (ASTM Standard D2216)
- R-Value (ASTM D2844)
- Laboratory Maximum Density (ASTM Standard D1557)

Legend

BH-01,PT-01/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



Project : Pacific Electric Trail

Location: City of Rialto, San Bernardino County, California

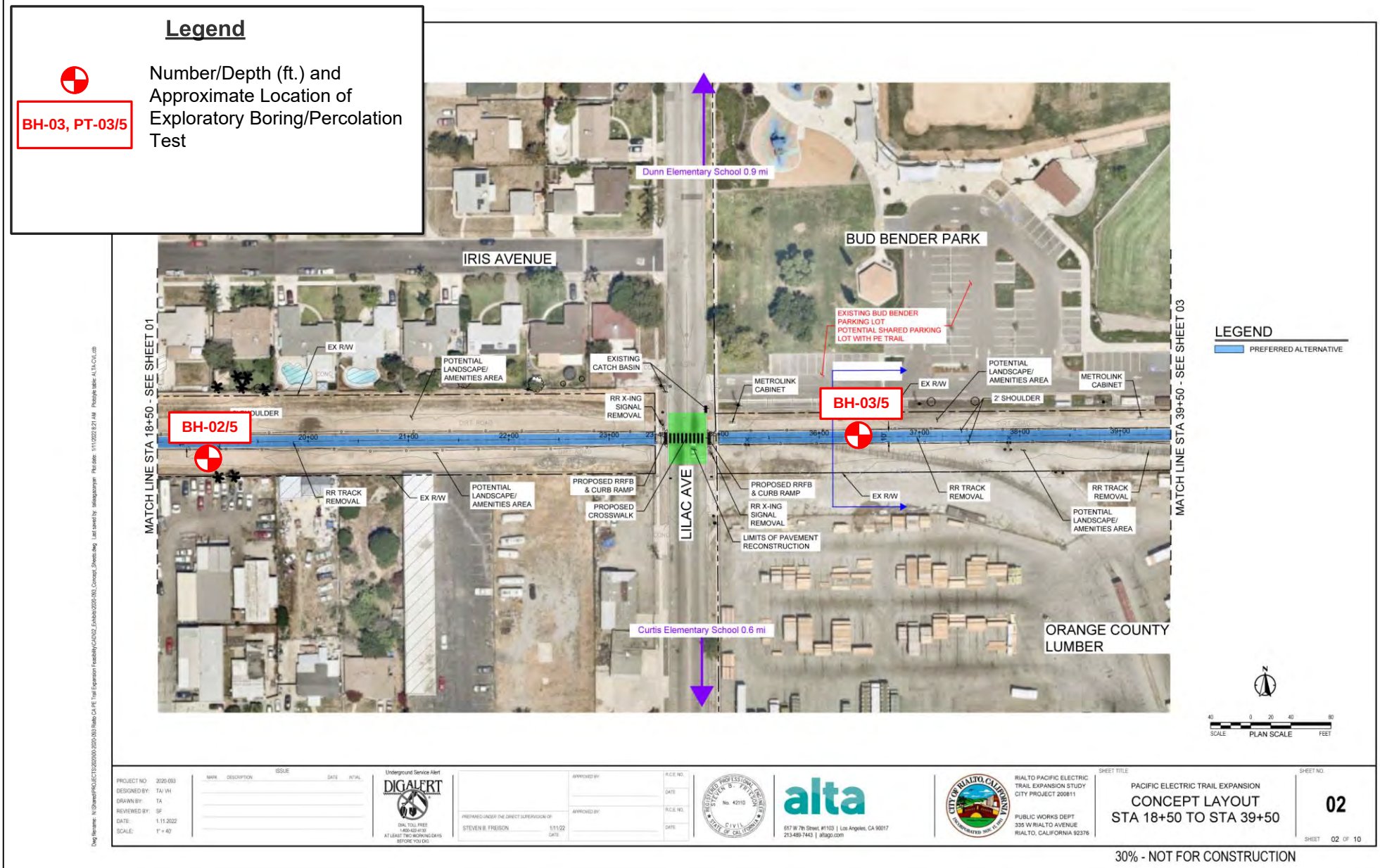
For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2a



Project : Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

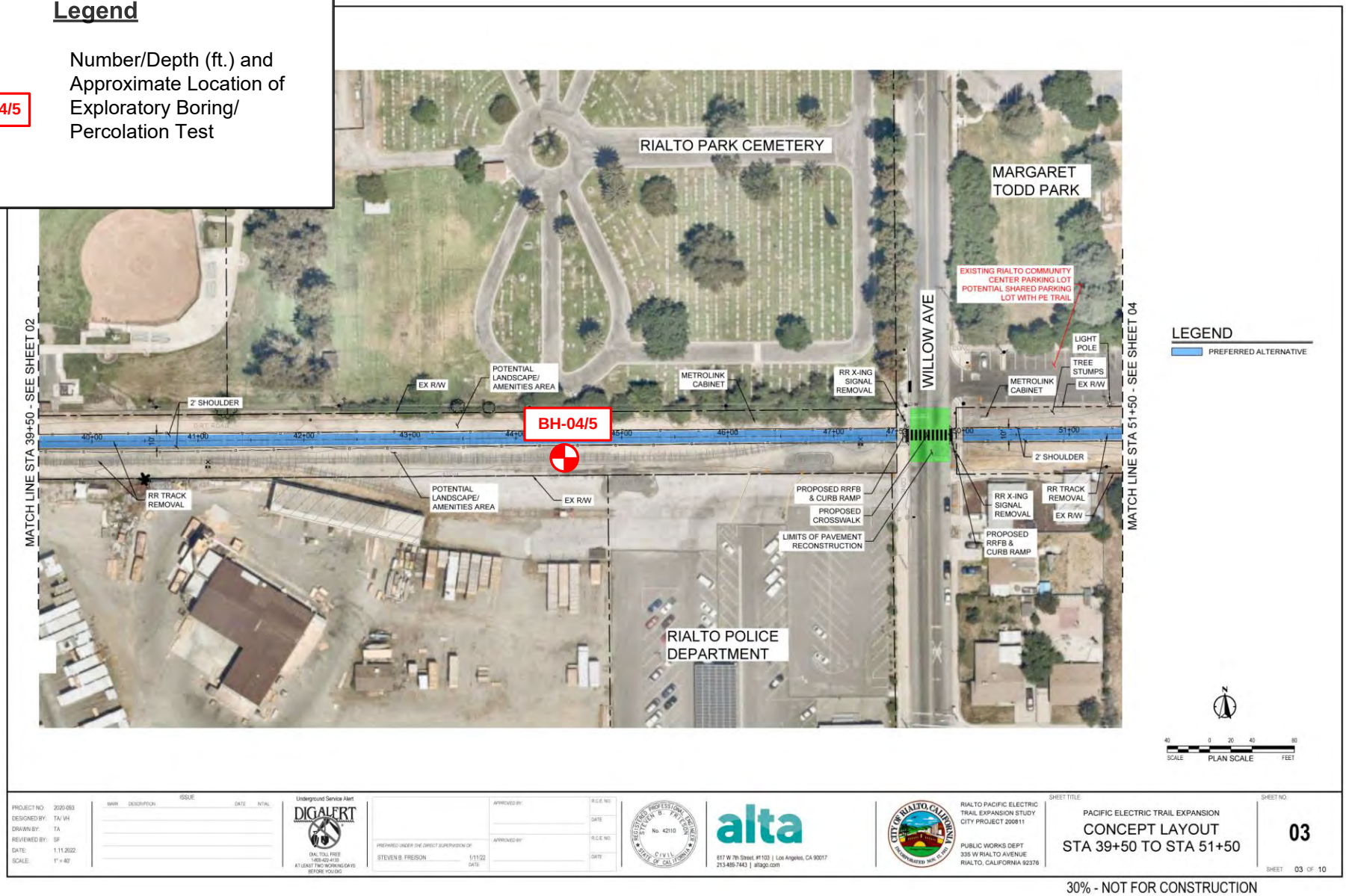
Converse Consultants

Figure No.
2b

Legend

BH-04, PT-04/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



Project: Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

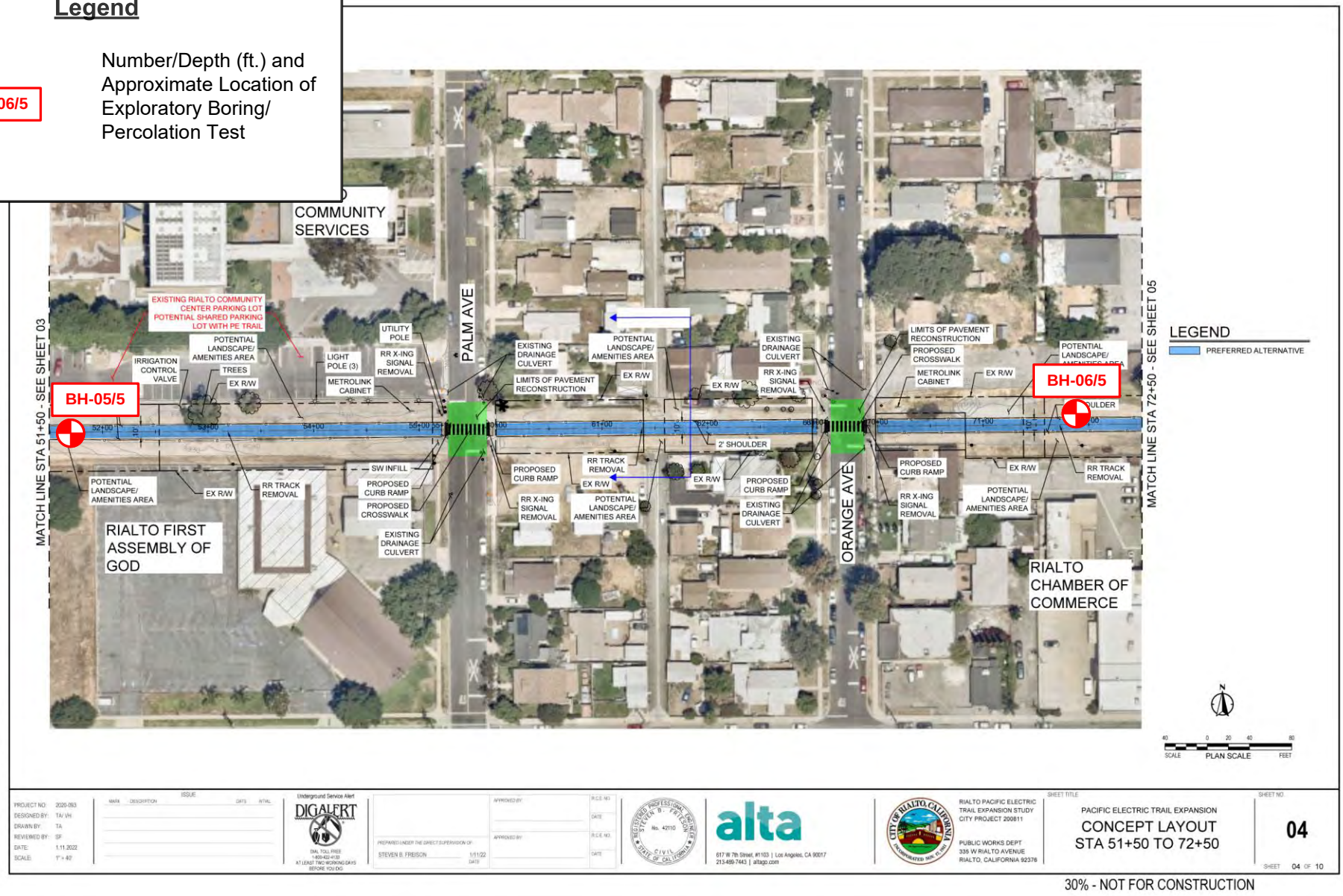
Figure No.
2c

Converse Consultants

Legend

BH-06, PT-06/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



Project: Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2d

Legend

BH-07, PT-07/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



30% - NOT FOR CONSTRUCTION

Project: Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

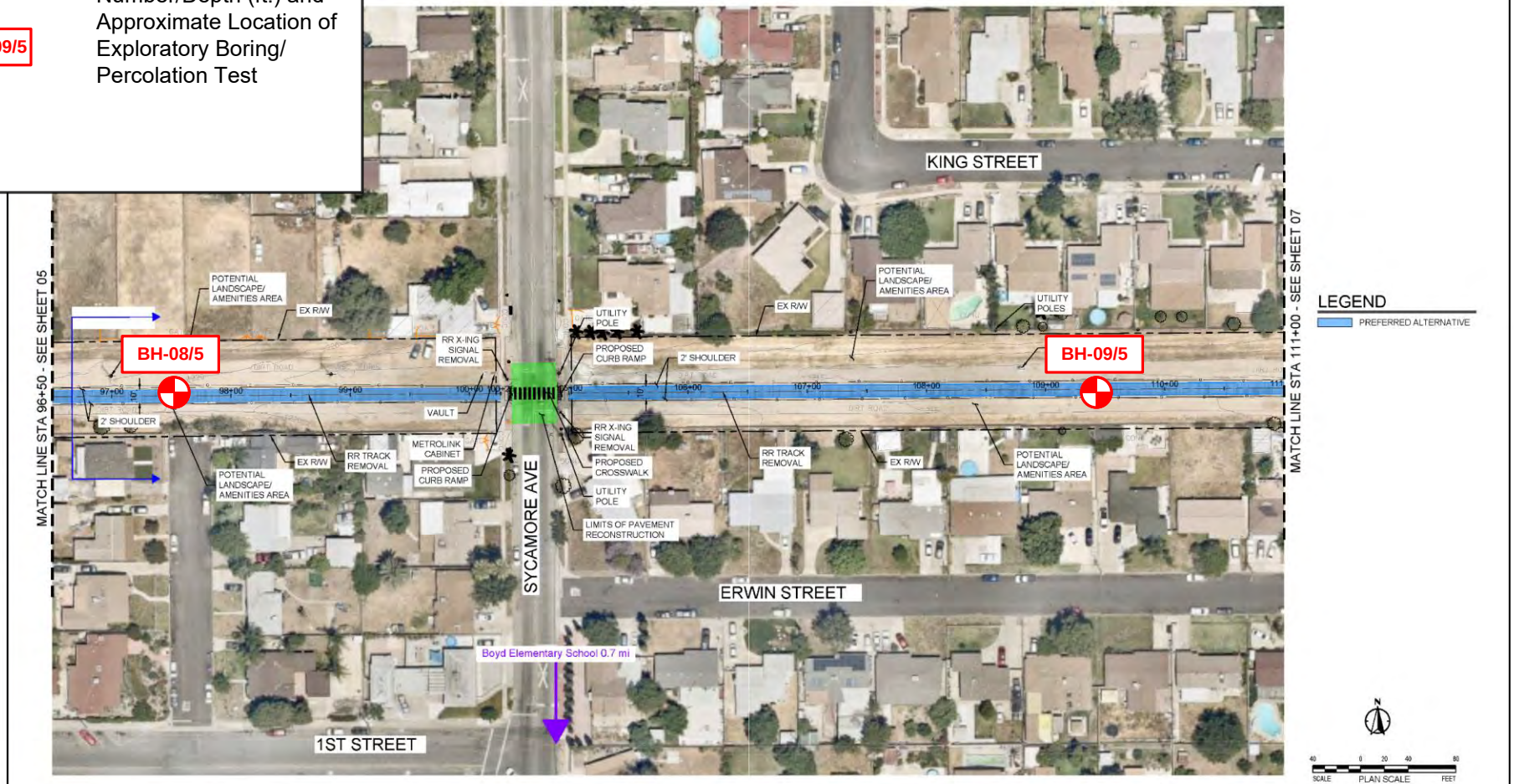
Figure No.
2e

Converse Consultants

Legend

BH-09, PT-09/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



PACIFIC ELECTRIC TRAIL EXPANSION
CONCEPT LAYOUT
STA 96+50 TO STA 111+00

SHEET NO. 06 OF 10

30% - NOT FOR CONSTRUCTION

Project: Pacific Electric Trail
Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

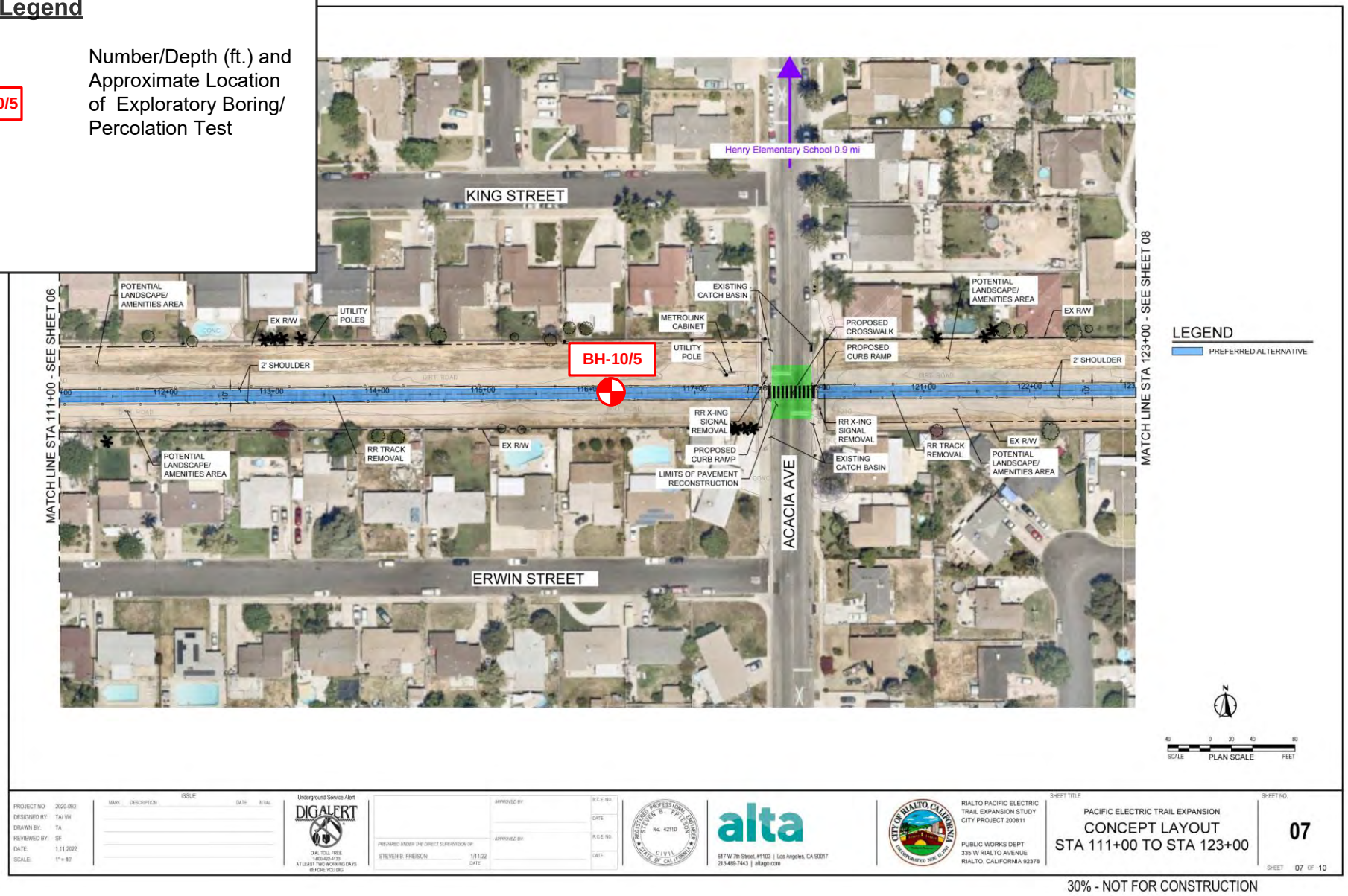
Figure No.
2f

Converse Consultants

Legend

BH-10, PT-10/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



Project: Pacific Electric Trail

Location: City of Rialto, San Bernardino County, California

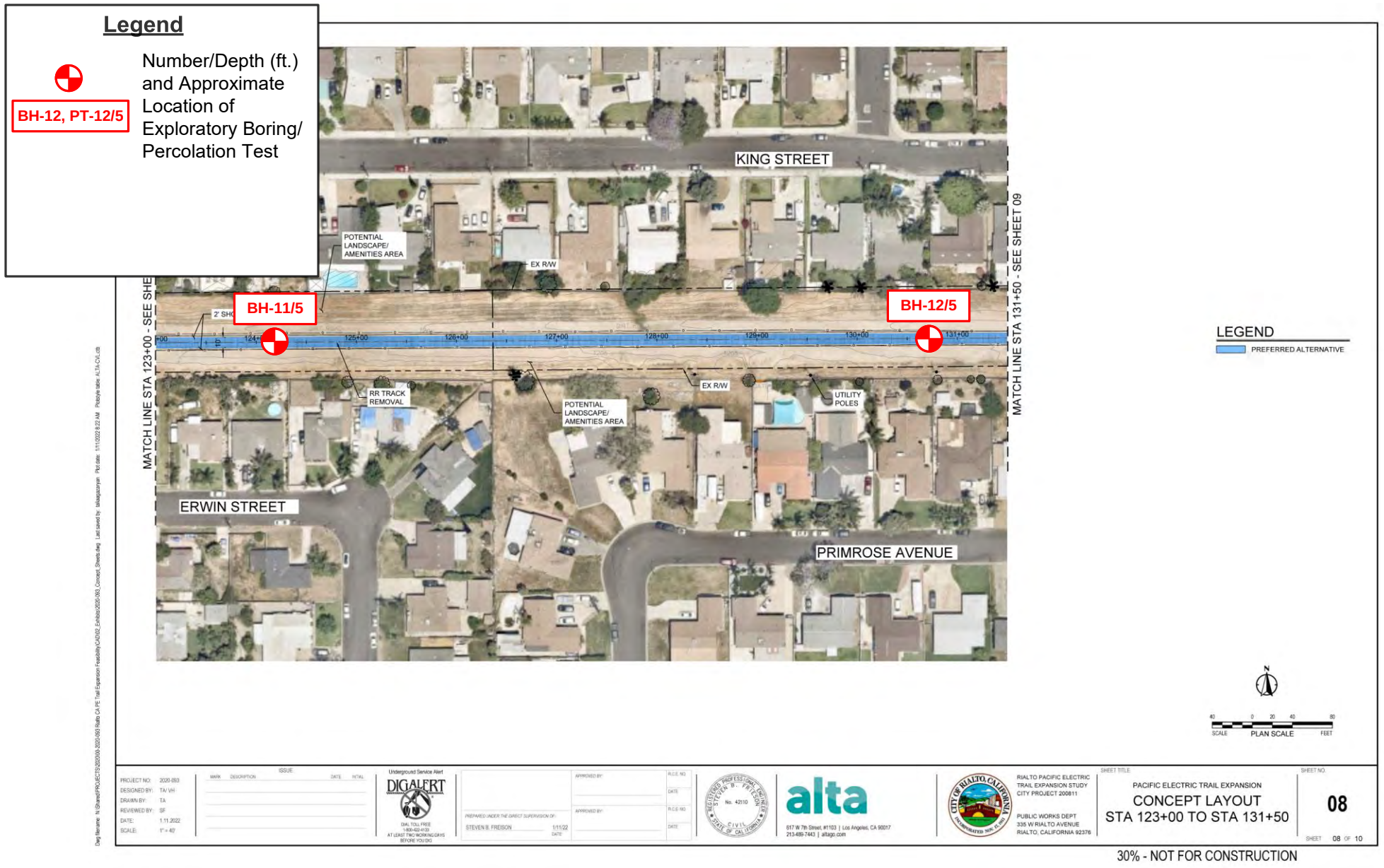
For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2g



Project: Pacific Electric Trail

Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2h

Legend

BH-13, PT-13/5

Number/Depth (ft.) and Approximate Location of Exploratory Boring/ Percolation Test



Project: Pacific Electric Trail

Location: City of Rialto, San Bernardino County, California

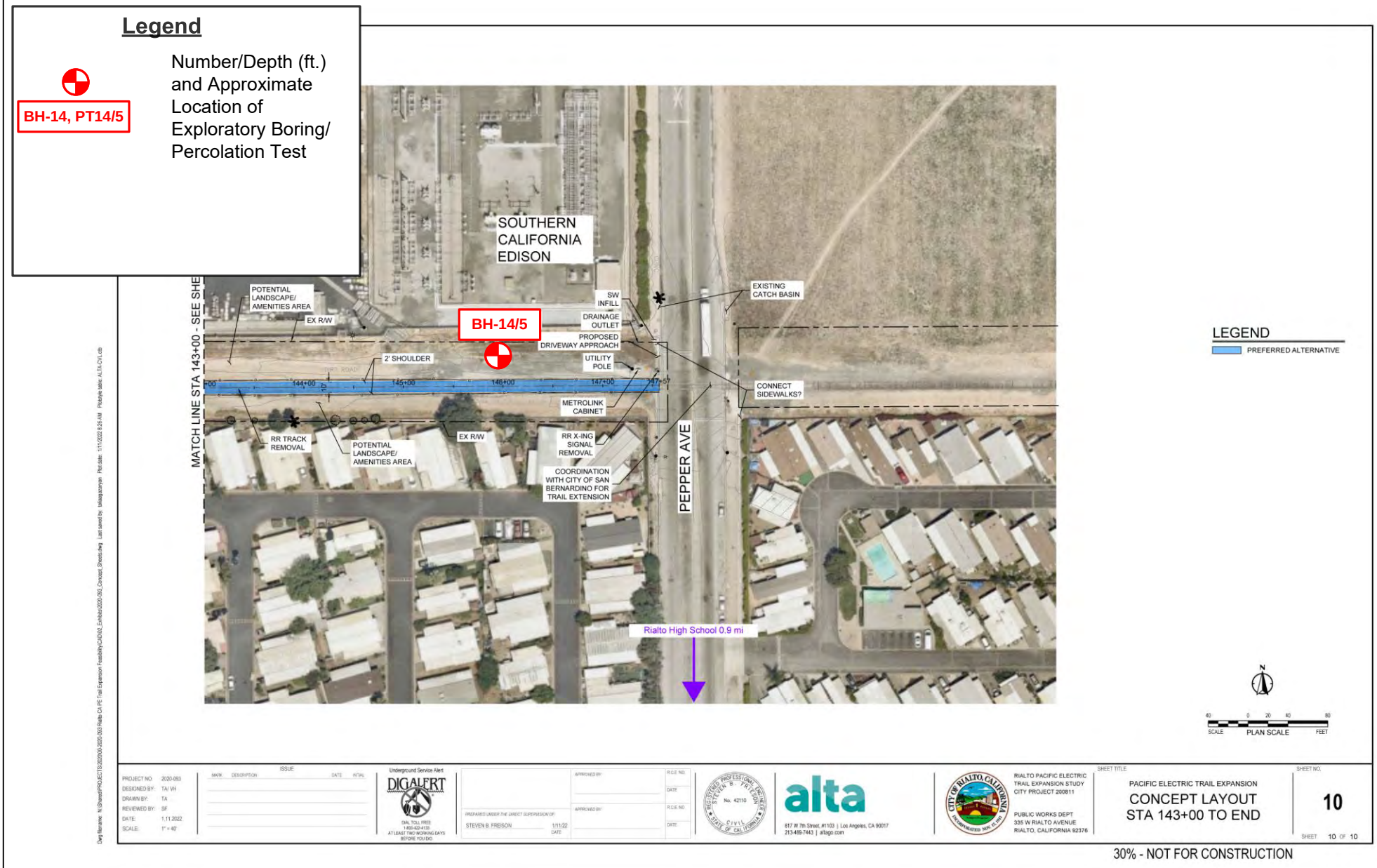
For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2i



Project: Pacific Electric Trail

Location: City of Rialto, San Bernardino County, California

For: Alta Planning + Design

Approximate Boring Locations Map

Project No.
23-81-342-01

Converse Consultants

Figure No.
2j

- Expansion Index (ASTM D4829)
- Grain size analysis (ASTM D6913)

For *in situ* moisture and density data, see the logs of borings in Appendix A, *Field Exploration.* For a description of the laboratory test methods and test results, see Appendix B, *Laboratory Testing Program.*

4.4 Analyses and Report

Data obtained from the exploratory fieldwork and the laboratory-testing program were evaluated. The geotechnical analyses was compiled and this report was prepared to present our findings and recommendations.

5.0 SUBSURFACE CONDITIONS

The various elements of the subsurface condition are presented below.

5.1 Subsurface Profile

The general subsurface conditions are summarized in the following table.

Table No. 2, Summary of Subsurface Conditions

Boring No.	Drilled Depth (ft)	Subgrade Soil Description Beneath Asphalt Concrete or Aggregate Base Layer
BH-1	6.5	Sand with Silt and Gravel (SP-SM)
BH-2	6.5	Silty Sand (SM), trace clay
BH-3	6.5	Silty Sand (SM)
BH-4	6.5	Sand with Silt and Gravel (SP-SM)
BH-5	6.5	Silty Sand (SM), trace clay
BH-6	6.5	Silty Sand (SM)
BH-7	6.5	Silty Sand (SM)
BH-8	6.5	Silty Sand with Gravel (SM), trace clay
BH-9	6.5	Silty Sand with Gravel (SM)
BH-10	6.5	Silty Sand (SM)
BH-11	6.5	Silty Sand (SM)
BH-12	6.5	Silty Sand with Gravel (SM)
BH-13	6.5	Silty Sand with Gravel (SM)
BH-14	6.5	Silty Sand (SM)

For a detailed description of the subsurface materials encountered, see Drawings No. A-2 through A-15, *Logs of Borings,* in Appendix A, *Field Exploration.* The measured *in situ* dry

densities and moisture-content of the subsurface materials at selected depths are also shown on the logs of borings.

5.2 Subsurface Variations

Based on the results of our subsurface exploration, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the variations in the nature and depositional characteristics of earth materials, care should be exercised in extrapolating or interpolating subsurface soil conditions between or beyond the exploration location.

5.3 Excavatability

Based on our exploratory borings, the soil is expected to be excavatable with conventional heavy-duty earthmoving equipment, such as excavators, bulldozers, and front loaders.

5.4 Groundwater

Groundwater was not encountered during the field investigation.

Three generalized coordinates were used to represent the project alignment areas. Coordinates 34.101435, -117.383009 represent the start of the alignment (BH-01). Coordinates 34.101431, -117.368750 and 34.101491, -117.353525 represent the middle and the end of the alignment (BH-07 and BH-14).

Results for the BH-01 coordinates 34.101435, -117.383009 are described below.

For comparison, regional groundwater data from the GeoTracker database (SWRCB, 2023) was reviewed to evaluate the current and historical groundwater levels. No site with groundwater data was identified within a 1.0-mile radius of the project site.

The National Water Information System (USGS, 2023) was reviewed for current and historical groundwater data from sites within an approximately 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: Station 001S005W11F002S, located in Bud Bender Park and approximately 0.3 miles northeast of BH-01, reported groundwater at a depth between 265 and 330 feet bgs from 1994 to 2024.

The California Department of Water Resources database (DWR, 2023) was reviewed for historical groundwater data from sites within a 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: Station 01S05W11F003S, located in Bud Bender Park approximately 1,000 feet northeast of BH-01, reported groundwater at a depth between 220 and 275 feet bgs from 1992 to 2010.

Results for BH-07 coordinates 34.101431, -117.368750 are found below.

For comparison, regional groundwater data from the GeoTracker database (SWRCB, 2023) was reviewed to evaluate the current and historical groundwater levels. No site with groundwater data was identified within a 1.0-mile radius of the project site.

The National Water Information System (USGS, 2023) was reviewed for current and historical groundwater data from sites within an approximately 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: Station 001S005W12L001S, located between E. Bonnie View Drive and E. Wilson Street, roughly one mile southeast of the boring hole, reported groundwater at a depth between 210 and 255 bgs from 1992 to 2010.

The California Department of Water Resources database (DWR, 2023) was reviewed for historical groundwater data from sites within a 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: 340959N1173567W001, located between Atchison Street and W. Birch Street, roughly one mile southeast of the boring hole, reported groundwater at a depth between 250 to 290 bgs from 2008 to 2024.

Results for BH-14 coordinates 34.101491, -117.353525 are found below.

For comparison, regional groundwater data from the GeoTracker database (SWRCB, 2023) was reviewed to evaluate the current and historical groundwater levels. No site with groundwater data was identified within a 1.0-mile radius of the project site.

The National Water Information System (USGS, 2023) was reviewed for current and historical groundwater data from sites within an approximately 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: 001S005W13B001S, located near Rialto High School and approximately one mile south of BH-14, reported groundwater at a depth between 245 and 280 feet bgs from 2008 to 2024.

The California Department of Water Resources database (DWR, 2023) was reviewed for historical groundwater data from sites within a 1.0-mile radius of the project site. Data from search is provided below.

- Well Site: 01S05W13B004S, located at Rialto High School approximately one mile south of BH-14, reported groundwater at a depth between 260 and 270 feet bgs from 2008 to 2010.

Based on available data, the historical high groundwater level reported within approximately one mile of the site was deeper than approximately 210 feet bgs. Groundwater is not expected to be encountered during the construction of the alignment up to depth of 210 feet bgs. It should be noted that the groundwater level could vary depending upon the seasonal precipitation and possible groundwater pumping activity in the site vicinity. Shallow perched groundwater may be present locally, particularly following precipitation.

6.0 LABORATORY TESTING

Laboratory testing was performed to evaluate the physical and engineering properties of the subsurface soils. The testing is summarized below, and the results are provided in Appendix B.

6.1 Physical Test Results

- In-situ Moisture and Dry Density – Results of in-situ moisture and dry density tests are presented on the logs of borings in Appendix A, *Field Exploration*.
- R-Value – Four representative bulk samples were tested in accordance with ASTM Standard D2844. The results of the R-value tests are summarized in Table No. B-2, *R-value Test Results* in Appendix B, *Laboratory Testing Program*.
- Expansion Index – Four representative bulk soil samples were tested to evaluate the expansion potentials in accordance with ASTM Standard D4829-21. The test results showed EI values ranging from 0 to 1, corresponding to very low expansion potential.
- Grain Size Analysis – Five representative bulk soil samples were tested to determine the relative grain size distribution in accordance with the ASTM Standard D422. The test results are graphically presented in Drawing No. B-1, *Grain Size Distribution Results.* The tested results indicate the predominant soil type is Silty Sand.
- Maximum Dry Density and Optimum Moisture Content – Four moisture-density relationships of the representative soil samples were tested according to ASTM Standard D1557. The results are presented in Table No. B-4, *Laboratory Maximum Density and Moisture Test* Results and in Drawing No. B-1, *Moisture-Density Relationship Results* in Appendix B, *Laboratory Testing Program.*

7.0 PERCOLATION TESTING

Percolation tests on all borings were performed on July 26, 2024, to August 7, 2024, to evaluate water infiltration rate. The measured percolation test data and calculations are

represented in Appendix C, *Percolation Testing*. The estimated infiltration rates at each test hole are presented in the following table.

Table No. 3, Estimated Infiltration Rates

Percolation Test	Coordinates	Drilled Depth (feet)	Soil Type	Infiltration Rate (inches/hour) (FOS 3)
PT-01	34.101435, -117.383009	6.5	Sand with Silt and Gravel (SP-SM)	6.00
PT-02	34.101383, -117.380673	6.5	Silty Sand (SM), trace clay	0.58
PT-03	34.101442, -117.378562	6.5	Silty Sand (SM)	5.29
PT-04	34.101389, -117.375881	6.5	Sand with Silt and Gravel (SP-SM)	2.58
PT-05	34.101435, -117.374019	6.5	Silty Sand (SM), trace clay	0.56
PT-06	34.101453, -117.370879	6.5	Silty Sand (SM)	0.92
PT-07	34.101431, -117.368750	6.5	Silty Sand (SM)	0.41
PT-08	34.101405, -117.366987	6.5	Silty Sand with Gravel (SM), trace clay	0.51
PT-09	34.101450, -117.364434	6.5	Silty Sand with Gravel (SM)	0.48
PT-10	34.101426, -117.362214	6.5	Silty Sand (SM)	0.30
PT-12	34.101431, -117.358005	6.5	Silty Sand with Gravel (SM)	1.28
PT-13	34.101427, -117.355741	6.5	Silty Sand with Gravel (SM)	0.94
PT-14	34.101491, -117.353525	6.5	Silty Sand (SM)	0.72

Based on the calculated infiltration rates, we used the final 10-minute interval in each test.

8.0 EARTHWORK RECOMMENDATIONS

Field exploration as indicated in Table No. 2, *Summary of Subsurface Conditions* summarizes the existing alluvial soil beneath the proposed trail. The following sub sections provide an asphalt concrete structural section and provide earthwork recommendation.

8.1 General

This section contains our general recommendations regarding earthwork and grading for

the proposed trail. These recommendations are based on the results of our field exploration, laboratory tests, our experience with similar projects, and data evaluation as presented in the preceding sections. These recommendations may require modification by the geotechnical consultant based on observation of the actual field conditions during grading.

Prior to the start of construction, all underground existing utilities and appurtenances should be located at the project site. Such utilities should either be protected in-place or removed and replaced during construction as required by the project specifications. All excavations should be conducted in such a manner as not to cause loss of bearing and/or lateral support of existing structures or utilities.

All debris, surface vegetation, deleterious material, existing fill, and surficial soils containing roots and perishable materials should be stripped and removed from the site.

The final bottom surfaces of all excavations should be observed and approved by the project geotechnical consultant prior to placing any fill. Based on these observations, localized areas may require remedial grading deeper than indicated herein. Therefore, some variations in the depth and lateral extent of excavation recommended in this report should be anticipated.

8.2 Overexcavation/Removal

Based on our field and laboratory test results, we recommend removal, processing, and replacement of the upper five feet of soil as compacted fill.

The depth of over excavation below the pavements should be uniform. The over excavation should extend to at least 1-foot beyond the edge of the pavement. The over excavation bottom should be scarified and compacted as described in Section 8.4, *Compacted Fill Placement*.

If isolated pockets of very soft, loose, eroded, or pumping soil are encountered, the unstable soil should be excavated as needed to expose undisturbed, firm, and unyielding soils.

The contractor should determine the best manner to conduct the excavations, such that there are no losses of bearing and/or lateral support to the existing structures or utilities. Consideration should be given to using slot cuts or other excavation methods which preserve lateral support during excavation operations near the existing structures.

8.3 Engineered/Structural Fill

No fill or aggregate base should be placed until excavations and/or natural ground preparation have been observed by the geotechnical consultant. The native soils

encountered within the site are generally considered suitable for re-use as compacted fill. Excavated soils should be processed, including cleaning roots and debris, removal of oversized particles, mixing, and moisture conditioning, before placing as compacted fill. On-site soils used as fill should meet the following criteria.

- Rocks larger than 1 inch should not be placed within the upper 12 inches of subgrade soils.
- Free of all organic matter, debris, or other deleterious material.
- Expansion index of 20 or less.
- Contain less than 30 percent by weight retained in 3/4-inch sieve.
- Contain less than 40 percent fines (passing #200 sieve).

Based on field investigation and laboratory testing results, on-site soils may be suitable as structural/engineered fill materials.

Any imported fills should be tested and approved by a geotechnical representative prior to delivery to the site. Imported materials, if required, should meet the above criteria prior to being used as compacted fill.

8.4 Compacted Fill Placement

All surfaces to receive structural fills should be scarified to a depth of 12 inches. The soil should be moisture conditioned to within ±3 percent of optimum moisture content for coarse soils and 0 to 2 percent above optimum moisture content for fine soils. The scarified soils should be recompacted to at least 90 percent of the laboratory maximum dry density.

Fill soils should be mixed well, and moisture conditioned to within ±3 percent of optimum moisture content for coarse soils and 0 to 2 percent above optimum moisture content for fine soils. Fill soils should be evenly spread in horizontal lifts not exceeding 8 inches in uncompacted thickness.

All fill placed at the site should be compacted to at least 90 percent of the laboratory maximum dry densities as determined by ASTM Standard D1557 test method unless a higher compaction is specified herein. At least the upper 12 inches of subgrade soils below pavement finish grade should be compacted to at least 95 percent of the laboratory maximum dry density.

Fill materials should not be placed, spread or compacted during unfavorable weather conditions. When site grading is interrupted by heavy rain, filling operations should not resume until the geotechnical consultant approves the moisture and density conditions of the previously placed fill.

To reduce differential settlement, variations in the soil type, degree of compaction and thickness of the compacted fill placed underneath the structures should be kept to a minimum.

The project geotechnical consultant should observe the placement of fill and conduct in place field density tests to check for adequate moisture content and relative compaction as required by the project specifications. Where less than the required relative compaction is indicated, additional compactive efforts should be applied and the soil moisture conditioned as necessary, until the required relative compaction is attained.

8.5 Shrinkage and Subsidence

The volume of excavated and recompacted soils may be expected to decrease as a result of grading. The shrinkage would depend on, among other factors, the depth of cut and/or fill, and the grading method and equipment utilized. For preliminary estimation, shrinkage factors for various units of earth material at the site may be taken as presented below.

- An average shrinkage factor (defined as a percentage of soil volume reduction when moisture conditioned and compacted to the average of 92 percent relative compaction) of 6% percent (*fill*) can be used for the upper 5 feet.
- Subsidence (defined as the settlement of native materials from the equipment load applied during grading) would depend on the construction methods including type of equipment utilized. For estimation purposes, ground subsidence may be taken as 0.1 to 0.15 feet.

Although these values are only approximate, they represent our best estimates of the factors to be used to calculate lost volume that may occur during grading. If more accurate shrinkage and subsidence factors are needed, it is recommended that field-testing using the actual equipment and grading techniques be conducted.

8.6 Site Drainage

Adequate positive drainage should be provided away from the structures and excavation areas to prevent ponding and to reduce percolation of water into the foundation soils. The building pad should have a gradient of at least 2 percent towards drainage facilities. The drainage gradient should be 1 percent for paved areas and 2 percent for landscaped areas. Surface drainage should be directed to suitable non-erosive devices.

9.0 PAVEMENT DESIGN RECOMMENDATIONS

Based on the laboratory test results, R-values of the subgrade soils were 37 to 52. For pavement design, we have utilized a design subgrade R-value of 48 for the design for Cactus to Sycamore Avenue (BH-01-BH-08) and a design subgrade R-value of 37 for Sycamore to Pepper Avenue (BH-09 – BH-14). Since this trail is classified as a Class I

bikeway, the design Traffic Indices (TIs) are ranging from 4 to 5, we went with 4.5 for the TI.

Based on the above information, asphalt concrete and aggregate base thickness results are presented using the Caltrans Highway Design Manual (Caltrans, 2020), Chapter 630 with a safety factor of 0.2 for asphalt concrete/aggregate base section and 0.1 for full depth asphalt concrete section. Preliminary asphalt concrete pavement sections are presented in the following table below.

Table No. 4, Recommended Preliminary Pavement Sections for 1st Section (Cactus to Sycamore Avenues)

R-value 48	Traffic Index (TI)	Pavement Section		
		Option 1		Option 2
		Asphalt Concrete (inches)	Aggregate Base (inches)	Full AC Section (inches)
	4	2.5	2.5	4
	5	3	4.5	5.5

Table No. 5, Recommended Preliminary Pavement Sections for 2nd Section (Sycamore to Pepper Avenues)

R-value 37	Traffic Index (TI)	Pavement Section		
		Option 1		Option 2
		Asphalt Concrete (inches)	Aggregate Base (inches)	Full AC Section (inches)
	4	2.5	1	4
	5	3	2.5	4.5

At or near the completion of grading, subsurface samples should be tested to evaluate the actual subgrade R-value for final pavement design.

Prior to placement of aggregate base, appropriate earthworks should be performed according to specifications provided in section *8.0 Pavement Design Recommendations*.

Base materials should conform with Section 200-2.2,"*Crushed Aggregate Base*," of the current Standard Specifications for Public Works Construction (SSPWC; Public Works Standards, 2018) and should be placed in accordance with Section 301.2 of the SSPWC.

Asphaltic concrete materials should conform to Section 203 of the SSPWC and should be placed in accordance with Section 302.5 of the SSPWC.

10.0 CONSTRUCTION CONSIDERATIONS

This report has been prepared to aid in the evaluation of the existing roadway pavement with respect to the planned pavement design project. It is recommended that this office be provided an opportunity to review final design drawings and specifications to determine if the recommendations of this report have been properly implemented.

During construction, the geotechnical engineer and/or their authorized representatives should be present at the site to provide a source of advice to the client regarding the geotechnical aspects of the project and to observe and test the earthwork performed. Their presence should not be construed as an acceptance of responsibility for the performance of the completed work, since it is the sole responsibility of the contractor performing the work to ensure that it complies with all applicable plans, specifications, ordinances, etc.

11.0 CLOSURE

The findings and recommendations of this report were prepared in accordance with generally accepted professional engineering and engineering geologic principles and practice within our profession at this time in this area. We make no other warranty, either expressed or implied. Our conclusions and recommendations are based on the results of the field investigations and laboratory tests, combined with interpolation of soil conditions beyond the boring locations.

12.0 REFERENCES

ASTM INTERNATIONAL, Annual Book of ASTM Standards, Current.

CALIFORNIA DEPARTMENT OF TRANSPORTATION (Caltrans), 2020, Highway Design Manual dated January 2020.

CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB), 2024, GeoTracker database (http://geotracker.waterboards.ca.gov/), accessed July 2024

CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB), 2024, GeoTracker database (http://geotracker.waterboards.ca.gov/), accessed July 2024

CALIFORNIA DEPARTMENT OF TRANSPORTATION PAVEMENT PROGRAM (2013), *"Subgrade Enhancement Geosynthetic Design and Construction Guide"*, Department of Transportation, State of California

METROPOLITAN TRANSPORTATION COMMISSION (1986) *"Pavement Condition Index Distress Identification Manual for Asphalt and Surface Treatment Pavements" February 1986*

PUBLIC WORKS STANDARDS, INC., 2021, Standard Specifications for Public Works Construction ("Greenbook"), 2021

Appendix A

Field Exploration

APPENDIX A

FIELD EXPLORATION

Our field investigation included a site reconnaissance, acquiring an Encroachment Permit from the City of Rialto, and the execution of a subsurface exploration program consisting of drilling 14 exploratory borings and percolation tests along Pacific Electric Trail between North Pepper Avenue and North Cactus Avenue. Alta Planning + Design and Converse selected the boring locations based on even coverage along both sides of the old railroad track and between North Pepper Avenue and North Cactus Avenue. The boring and percolation locations should be considered accurate only to the degree implied by the method used to locate them in the field. Converse called Underground Service Alert (USA) 48 hours before drilling to mark existing utilities in the vicinity of the marked boring locations.

A total of 14 borings and percolation tests were drilled on July 15, 2024. The table below lists the field exploration information.

Table No. A-1, Boring and Percolation Locations

Boring No.	Location	Planned Boring Depth (feet)	Drilled Depth (feet)
BH-1	34.101435, -117.383009	5.0	6.5
BH-2	34.101383, -117.380673	5.0	6.5
BH-3	34.101442, -117.378562	5.0	6.5
BH-4	34.101389, -117.375881	5.0	6.5
BH-5	34.101435, -117.374019	5.0	6.5
BH-6	34.101453, -117.370879	5.0	6.5
BH-7	34.101431, -117.368750	5.0	6.5
BH-8	34.101405, -117.366987	5.0	6.5
BH-9	34.101450, -117.364434	5.0	6.5
BH-10	34.101426, -117.362214	5.0	6.5
BH-11	34.101435, -117.360179	5.0	6.5
BH-12	34.101431, -117.358005	5.0	6.5
BH-13	34.101427, -117.355741	5.0	6.5
BH-14	34.101491, -117.353525	5.0	6.5

Converse retained 2R Drilling Inc. to advance the borings using a truck-mounted drill rig equipped with 8-inch diameter hollow-stem augers for soil sampling. The borings were visually logged using the Unified Soil Classification System (ASTM 2488) by a Converse engineer and sampled at regular intervals and at changes in subsurface soils. The field descriptions have been modified where appropriate to reflect laboratory test results.

Relatively undisturbed ring and bulk samples of the subsurface soils were obtained at frequent intervals in the borings. The undisturbed samples were obtained using a California Modified Sampler (CM) (2.4 inches inside diameter and 3.0 inches outside diameter) lined with thin sample rings. The CM sampler was driven into the bottom of the boreholes with successive drops of a 140-pound auto-hammer falling 30 inches. The number of successive drops of the driving weight ("blows") required for each 6-inch of penetration of the sampler for a total of 18 inches are shown on the Log of Borings.

The soil was retained in brass rings (2.4 inches in diameter and one inch in height) and carefully sealed in waterproof plastic containers for shipment to the laboratory. Bulk soil samples collected from the borings were sealed in plastic bags and brought to the laboratory.

Borings BH-1 through BH-14 were used for percolation testing following the completion of drilling and sampling.

The exact depths at which material changes occur cannot always be established accurately. Unless a more precise depth can be established by other means, changes in material conditions that occur between drive samples are indicated in the logs at the top of next drive sample.

A key to soil symbols and terminology used in the boring logs is included in Drawing No. A-1, *Soil Classification and Key to Boring Log Symbols*. For boring logs see Drawings No. A-2 through A-15, *Log of Borings*.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE			GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE			SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

FIELD AND LABORATORY TESTS

C	Consolidation (ASTM D 2435)
CL	Collapse Potential (ASTM D 4546)
CP	Compaction Curve (ASTM D 1557)
CR	Corrosion, Sulfates, Chlorides (CTM 643-99; 417; 422)
CU	Consolidated Undrained Triaxial (ASTM D 4767)
DS	Direct Shear (ASTM D 3080)
EI	Expansion Index (ASTM D 4829)
M	Moisture Content (ASTM D 2216)
OC	Organic Content (ASTM D 2974)
P	Permeablility (ASTM D 2434)
PA	Particle Size Analysis (ASTM D 6913 [2002])
PI	Liquid Limit, Plastic Limit, Plasticity Index (ASTM D 4318)
PL	Point Load Index (ASTM D 5731)
PM	Pressure Meter
PP	Pocket Penetrometer
R	R-Value (CTM 301)
SE	Sand Equivalent (ASTM D 2419)
SG	Specific Gravity (ASTM D 854)
SW	Swell Potential (ASTM D 4546)
TV	Pocket Torvane
UC	Unconfined Compression - Soil (ASTM D 2166)
	Unconfined Compression - Rock (ASTM D 7012)
UU	Unconsolidated Undrained Triaxial (ASTM D 2850)
UW	Unit Weight (ASTM D 2937)
WA	Passing No. 200 Sieve

BORING LOG SYMBOLS

SAMPLE TYPE

- STANDARD PENETRATION TEST — Split barrel sampler in accordance with ASTM D-1586-84 Standard Test Method
- DRIVE SAMPLE 2.42" I.D. sampler (CMS).
- DRIVE SAMPLE No recovery
- BULK SAMPLE
- GROUNDWATER WHILE DRILLING
- GROUNDWATER AFTER DRILLING

DRILLING METHOD SYMBOLS

Auger Drilling | Mud Rotary Drilling | Dynamic Cone or Hand Driven | Diamond Core

UNIFIED SOIL CLASSIFICATION AND KEY TO BORING LOG SYMBOLS

Converse Consultants

Pacific Electric Trail Between North Pepper Avenue And North Cactus Avenue
City of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. **23-81-342-01**

Drawing **A-1a**

Project ID: 23-81-342-01.GPJ;Template: KEY

CONSISTENCY OF COHESIVE SOILS

Descriptor	Unconfined Compressive Strength (tsf)	SPT Blow Counts	Pocket Penetrometer (tsf)	CA Sampler	Torvane (tsf)	Field Approximation
Very Soft	<0.25	< 2	<0.25	<3	<0.12	Easily penetrated several inches by fist
Soft	0.25 - 0.50	2 - 4	0.25 - 0.50	3 - 6	0.12 - 0.25	Easily penetrated several inches by thumb
Medium Stiff	0.50 - 1.0	5 - 8	0.50 - 1.0	7 - 12	0.25 - 0.50	Can be penetrated several inches by thumb with moderate effort
Stiff	1.0 - 2.0	9 - 15	1.0 - 2.0	13 - 25	0.50 - 1.0	Readily indented by thumb but penetrated only with great effort
Very Stiff	2.0 - 4.0	16 - 30	2.0 - 4.0	26 - 50	1.0 - 2.0	Readily indented by thumbnail
Hard	>4.0	>30	>4.0	>50	>2.0	Indented by thumbnail with difficulty

APPARENT DENSITY OF COHESIONLESS SOILS

Descriptor	SPT N_{60}- Value (blows / foot)	CA Sampler
Very Loose	<4	<5
Loose	4- 10	5 - 12
Medium Dense	11 - 30	13 - 35
Dense	31 - 50	36 - 60
Very Dense	>50	>60

MOISTURE

Descriptor	Criteria
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table

PERCENT OF PROPORTION OF SOILS

Descriptor	Criteria
Trace (fine)/ Scattered (coarse)	Particles are present but estimated to be less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

SOIL PARTICLE SIZE

Descriptor		Size
Boulder		> 12 inches
Cobble		3 to 12 inches
Gravel	Coarse	3/4 inch to 3 inches
	Fine	No. 4 Sieve to 3/4 inch
Sand	Coarse	No. 10 Sieve to No. 4 Sieve
	Medium	No. 40 Sieve to No. 10 Sieve
	Fine	No. 200 Sieve to No. No. 40 Sieve
Silt and Clay		Passing No. 200 Sieve

PLASTICITY OF FINE-GRAINED SOILS

Descriptor	Criteria
Nonplastic	A 1/8-inch thread cannot be rolled at any water content.
Low	The thread can barely be rolled, and the lump cannot be formed when drier than the plastic limit.
Medium	The thread is easy to roll, and not much time is required to reach the plastic limit; it cannot be rerolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.
High	It takes considerable time rolling and kneading to reach the plastic limit. The thread can be rerolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.

CEMENTATION/ Induration

Descriptor	Criteria
Weak	Crumbles or breaks with handling or little finger pressure.
Moderate	Crumbles or breaks with considerable finger pressure.
Strong	Will not crumble or break with finger pressure.

NOTE: This legend sheet provides descriptions and associated criteria for required soil description components only. Refer to Caltrans Soil and Rock Logging, Classification, and Presentation Manual (2010), Section 2, for tables of additional soil description components and discussion of soil description and identification.

UNIFIED SOIL CLASSIFICATION AND KEY TO BORING LOG SYMBOLS

Log of Boring No. BH-01

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1239 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SAND WITH SILT AND GRAVEL (SP-SM):** fine to coarse-grained, few gravel up to 3" and few cobble up to 6" maximum dimension, dry, brown. - @2.5': medium dense.			8/12/15			CP, PA *no recovery*
5		**SILTY SAND (SM):** fine to coarse-grained, slightly desiccated/slightly indurated, very dense, moist, grayish brown.			10/31/37	2	108	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

Converse Consultants

Pacific Eletric Trail Between North Pepper Avenue
And North Cactus Avenue
Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-2

Log of Boring No. BH-02

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1237 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 0.5" maximum dimension, trace clay, moist, dark brown.						EI, R
		- @2.5': slightly desiccated, slight oxidation staining, loose.	■		3/4/8	10	91	
5		- @5.0': trace gravel up to 2" maximum dimension, moderately desiccated, oxidation staining, medium dense.	■		8/10/11	6	95	*dist 5-rings*

End of boring at 6.5' below ground surface.
No groundwater encountered.
Boring converted to percolation test hole on 07/15/2024.
Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024.
Unable to pull perforated tube out of boring hole.
Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.

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Project No. 23-81-342-01

Drawing No. A-3

Log of Boring No. BH-03

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1235 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		ALLUVIUM **SILTY SAND (SM):** fine to coarse-grained, few to Scattered gravel up to 3" maximum dimension, dry to moist, grayish brown.						
		- @2.5': slightly desiccated, slightly indurated, very dense, moist, brownish gray.	■	▨	17/22/50-5"	2	123	
5		- @5.0': mostly coarser grains, dense.	■		10/17/21	2	122	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Drawing No. A-4

Log of Boring No. BH-04

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1232 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SAND WITH SILT AND GRAVEL (SP-SM):** fine to medium-grained, few to scattered gravel up to 2" maximum dimension, moist, brown. - @2.5': slightly to moderately desiccated, loose, moist.	■	▨	5/5/7	6	113	CP, PA
5		**SILTY SAND (SM):** fine to coarse-grained, slightly coarser, slightly desiccated, medium dense, dry to moist, grayish brown..	■		12/12/14	4	120	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Drawing No. A-5

Log of Boring No. BH-05

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1230 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 0.5" maximum dimension, moist, brown.						R
		- @2.5': trace of clay, loose.	■		4/3/4	10	113	
5		- @5.0': few to scattered gravel up to 1" maximum dimension, moderately desiccated, medium dense, dark brown	■		8/14/18			*disturbed*
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Drawing No. A-6

Log of Boring No. BH-06

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1225 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 0.5"maximum dimension, moist, brown.						EI, PA
		- @2.5': slightly desiccated, loose.	■	▨	5/5/6	9	102	
5		- @5.0': few to scattered gravel up to 1" maximum dimension, medium dense, brown.	■		5/11/15			*disturbed*
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Drawing No. A-7

Log of Boring No. BH-07

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1221 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 1" maximum dimension, moist, brown.						
		- @2.5': loose	■	▨	4/6/5	6	122	
5		- @5.0': slightly desiccated, medium dense.	■		5/7/6	11	117	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Drawing No. A-8

Log of Boring No. BH-08

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1219 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND with Gravel (SM):** fine to medium-grained, few gravel up to 0.25" maximum dimension, moist, brown.						R
		- @2.5': trace of clay, slightly desiccated, medium dense.	■		4/5/8	11	105	
5		- @5.0': few gravel up to 0.5" maximum dimension, coarser grains, slightly to moderately desiccated, slight oxidation, medium dense, moist, orangish brown.	■		5/7/9	4	119	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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And North Cactus Avenue
Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-9

Log of Boring No. BH-09

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1213 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND with Gravel (SM):** few gravel up to 0.5" maximum dimension, moist, brown.						CP, PA, EI
		- @2.5': slightly desiccated, loose.	■	▨	4/5/7	11	108	
5		- @5.0': slight oxidation, loose, dry to moist, slight orangish brown.	■		4/4/8	4	119	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

Converse Consultants

Pacific Eletric Trail Between North Pepper Avenue
And North Cactus Avenue
Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-10

Log of Boring No. BH-10

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1210 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 1" maximum dimension, moist, brown.						
		- @2.5': slightly desiccated, medium dense.	■		6/15/19	15	108	
5		- @5.0': few to scattered gravel up to 1" maximum dimension, coarser grains, slight oxidation, very dense, dry to moist, orange-grayish brown.	■		22/40/36	5	98	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring backfilled with soil cuttings, and compacted with rig weight on 07/15/2024. Perforated tube pulled out, boring hole backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

Converse Consultants

Pacific Eletric Trail Between North Pepper Avenue
And North Cactus Avenue
Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-11

Log of Boring No. BH-11

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1205 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		ALLUVIUM **SILTY SAND (SM):** fine to medium-grained, few gravel up to 0.5" maximum dimension, moist, brown.						
		- @2.5': slightly desiccated, medium dense.	■		8/11/12	9	123	
5		- @5.0": slightly coarser, medium dense, moist.	■		10/14/16	13	121	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring backfilled with soil cuttings, and compacted with rig weight on 07/15/2024.						

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Pacific Eletric Trail Between North Pepper Avenue
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Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-12

Log of Boring No. BH-12

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1200 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		ALLUVIUM **SILTY SAND with Gravel (SM):** fine to medium-grained, few gravel up to 1" maximum dimension, moist, dark brown.						
		- @2.5': slightly desiccated, medium dense, dark brown with trace of black.	■		8/11/12	9	123	
5		- @5.0': slightly coarser, medium dense, light orangish brown.	■		5/9/25	4	97	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Perforated tube pulled out, boring hole backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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Pacific Eletric Trail Between North Pepper Avenue
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For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-13

Log of Boring No. BH-13

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1195 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		ALLUVIUM **SILTY SAND with Gravel (SM):** fine to coarse-grained, few gravel up to 0.5" maximum dimension, dry to moist, light brown.						
		- @2.5': medium dense.	■		7/14/12	9	130	
5		- @5.0': few gravel up to 1" maximum dimension, slightly desiccated, slight oxidation, dense, moist, dark orangish brown.	■		14/30/24	5	121	
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Unable to pull perforated tube out of boring hole. Boring backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

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For: Alta Planning + Design

Project No. 23-81-342-01

Drawing No. A-14

Log of Boring No. BH-14

Date Drilled: 7/15/2024 Logged by: Tyler Nguyen Checked By: Hashmi S. Quazi

Equipment: 8" DIAMETER HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 1190 Depth to Water (ft, bgs): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		ALLUVIUM **SILTY SAND (SM):** fine to coarse-grained, few gravel up to 1" maximum dimension, dry to moist, grayish brown. - @2.5': slightly to moderately desiccated, trace roots and rootlets, loose.	■	▨	5/6/5	5	94	CP, PA, El, R
5		- @5.0': loose.			4/5/6			*no recovery*
		End of boring at 6.5' below ground surface. No groundwater encountered. Boring converted to percolation test hole on 07/15/2024. Perforated tube was installed, hole was pre-soaked, and capped on 07/15/2024. Perforated tube pulled out, boring hole backfilled with soil cuttings, and compacted with truck weight on 08/13/2024.						

Converse Consultants

Pacific Eletric Trail Between North Pepper Avenue
And North Cactus Avenue
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Project No. 23-81-342-01

Drawing No. A-15

Appendix B

Laboratory Testing Program

APPENDIX B

LABORATORY TESTING PROGRAM

Tests were conducted in our laboratory on representative soil samples for the purpose of classification and evaluation of their relevant physical characteristics and engineering properties. The amount and selection of tests were based on the geotechnical requirements of the project. Test results are presented herein and on the Logs of Borings in Appendix A, *Field Exploration*. The following is a summary of the laboratory tests conducted for the investigation.

In-Situ Moisture Content and Dry Density

Results of moisture content and dry density tests performed on relatively undisturbed ring samples were used to aid in the classification of the soils and to provide quantitative measure of the *in situ* dry density in accordance with ASTM Standard D2216 and ASTM Standard D7263 . Data obtained from this test provides qualitative information on strength and compressibility characteristics of site soils. For test results, see the Logs of Borings in Appendix A, *Field Exploration*.

R-value (R)

Four representative bulk soil samples were tested for resistance value (R-value) in accordance with Caltrans CT 301 test method. This test is designed to provide a relative measure of soil strength for use in pavement design. The test results are presented in the following table.

Table No. B-1, R-value Test Results

Boring No.	Depth (feet)	Soil Classification	Measured R-value
BH-2	0.0-5.0	Silty Sand (SM) trace clay	52
BH-5	0.0-5.0	Silty Sand (SM) trace clay	46
BH-8	0.0-5.0	Silty Sand with Gravel (SM) trace clay	48
BH-14	0.0-5.0	Silty Sand (SM)	37

Expansion Index (EI)

Four representative bulk samples were tested during the geotechnical investigation to evaluate the expansion potential of materials encountered at the site in accordance with ASTM D4829-21 Standard. The test result is presented in the following table.

Table No. B-2, Expansion Index Test Results

Boring No.	Depth (feet)	Soil Description	Expansion Index	Expansion Potential
BH-02	0.0 – 5.0	Silty Sand (SM)	0	Very Low
BH-06	0.0 – 5.0	Silty Sand (SM)	0	Very Low
BH-09	0.0 – 5.0	Silty Sand with Gravel (SM)	1	Very Low
BH-14	0.0 – 5.0	Silty Sand (SM)	0	Very Low

Grain-Size (PA)

To assist in classification of soils, mechanical grain-size analyses were performed on five select samples in accordance with the ASTM Standard ASTM D6913/D6913M-17 test method.

Table No. B-3, Grain Size Distribution Test Results

Boring No.	Depth (ft)	Soil Classification	% Gravel	% Sand	%Silt	%Clay
BH-01	0.0-5.0	Sand with Silt and Gravel (SP-SM)	34%	54.9%	11.1%	
BH-04	0.0-5.0	Sand with Silt and Gravel (SP-SM)	23%	68.8%	8.2%	
BH-06	0.0-5.0	Silty Sand (SM)	12%	43.8%	44.2%	
BH-09	0.0-5.0	Silty Sand with Gravel (SM)	20%	59.8%	20.2%	
BH-14	0.0-5.0	Silty Sand (SM)	0%	75.1%	24.9%	

Maximum Dry Density Test (CP)

Laboratory maximum dry density-moisture content relationship tests was performed on four representative bulk samples in accordance with ASTM Standard D1557 laboratory procedure. The tests results are presented on Drawing No. B-1, *Moisture-Density Relationship Results*.

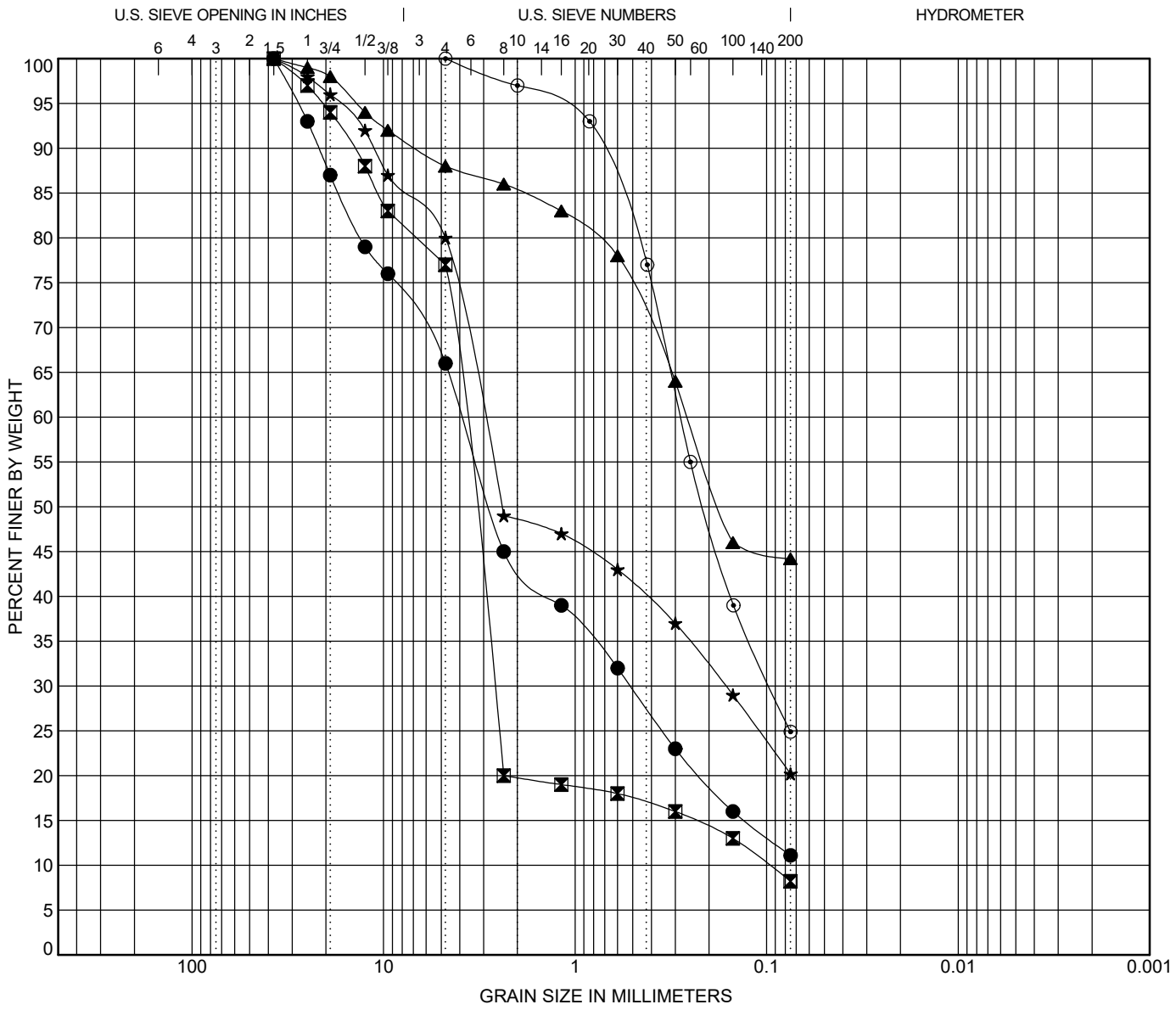
Table No. B-4, Laboratory Maximum Density and Moisture Test Results

Boring No.	Depth (feet)	Soil Classification	Maximum Dry Density (pcf)	Optimum Moisture (%)
BH-1	0.0-5.0	Sand with Silt and Gravel (SP-SM), Brown	136.1 (139.5)*	5.0% (4.4%)*
BH-4	0.0-5.0	Sandy Silt with Gravel (ML)	118 (125.1)*	11.8% (9.6%)*
BH-9	0.0-5.0	Sandy Silt with Gravel (ML)	131.5 (129.2)*	8.5% (8.1%)*
BH-14	0.0-5.0	Silty Sand (SM)	134.5	7%

*Rock correction value

Sample Storage

Soil samples presently stored in our laboratory will be discarded thirty days after the date of this report, unless this office receives a specific.



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Boring No.	Depth (ft)	Description	LL	PL	PI	Cc	Cu
●	**BH-01**	**0-5**	**SAND WITH SILT AND GRAVEL (SP-SM), BROWN**				**1.06**	**60.59**
⊠	**BH-04**	**0-5**	**SAND WITH SILT AND GRAVEL (SP-SM), BROWN**				**18.98**	**39.64**
▲	**BH-06**	**0.1**	**SILTY SAND (SM), BROWN**					
★	**BH-09**	**0-5**	**SILTY SAND WITH GRAVEL (SM), BROWN**					
⊙	**BH-14**	**0-5**	**SILTY SAND (SM), GRAYISH BROWN**					

	Boring No.	Depth (ft)	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**BH-01**	**0-5**	**37.5**	**3.89**	**0.514**		**34.0**	**54.9**	**11.1**	
⊠	**BH-04**	**0-5**	**37.5**	**3.856**	**2.668**	**0.097**	**23.0**	**68.8**	**8.2**	
▲	**BH-06**	**0.1**	**37.5**	**0.257**			**12.0**	**43.8**	**44.2**	
★	**BH-09**	**0-5**	**37.5**	**3.025**	**0.164**		**20.0**	**59.8**	**20.2**	
⊙	**BH-14**	**0-5**	**4.75**	**0.281**	**0.096**		**0.0**	**75.1**	**24.9**	

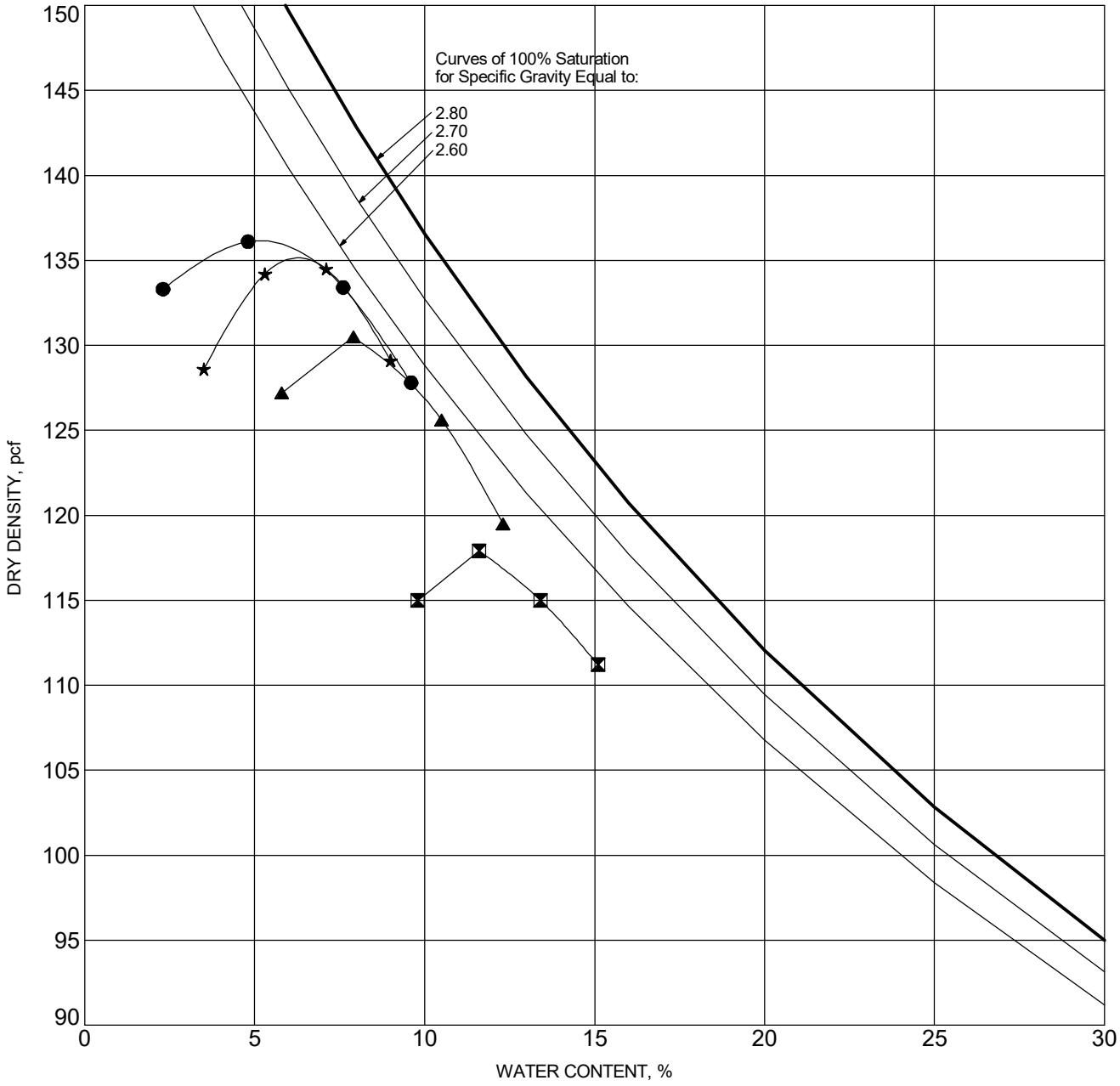
GRAIN SIZE DISTRIBUTION RESULTS

Converse Consultants

Pacific Eletric Trail Between North Pepper Avenue
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Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. **23-81-342-01**

Drawing No. **B-1**



SYMBOL	BORING NO.	DEPTH (ft)	DESCRIPTION	ASTM TEST METHOD	OPTIMUM WATER, %	MAXIMUM DRY DENSITY, pcf
●	**BH-01**	**0-5**	**SAND WITH SILT AND GRAVEL (SP-SM), BROWN**	**D1557 Method C**	**5**	**136.1**
⊠	**BH-04**	**0-5**	**SAND WITH SILT AND GRAVEL (SP-SM), BROWN**	**D1557 Method B**	**11.8**	**118**
▲	**BH-09**	**0-5**	**SILTY SAND WITH GRAVEL (SM), BROWN**	**D1557 Method A**	**8.5**	**131.5**
★	**BH-14**	**0-5**	**SILTY SAND (SM), GRAYISH BROWN**	**D1557 Method A**	**7.1**	**134.5**

MOISTURE-DENSITY RELATIONSHIP RESULTS

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Pacific Eletric Trail Between North Pepper Avenue
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Cities of Rialto, San Bernardino County, California
For: Alta Planning + Design

Project No. **23-81-342-01**

Drawing No. **B-2**

Appendix C

Percolation Testing



APPENDIX C

PERCOLATION TESTING

Percolation testing was performed at thirteen locations on July 26, 2024, to August 7, 2024, in general accordance with the San Bernardino County Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans, Appendix VII, Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations (San Bernardino County, 2013) for using a percolation testing method to estimate infiltration rates.

Upon completion of drilling the test holes, an approximately 2-inch-thick gravel layer was placed at the bottom of each hole and a 3.0-inch diameter perforated pipe was installed above the gravel to the ground surface. The boring annulus around the pipe was filled with gravel. The purpose of the pipe and gravel was to reduce the potential for erosion and caving due to the addition of water to the hole.

Each test hole was presoaked by filling with water to at least 5 times the radius of the test hole. More than 6 inches of water seeped away from the test holes in less than 25 minutes for 2 consecutive measurements, meeting the criteria for testing as “sandy soil”. Percolation testing was conducted immediately after presoaking. During testing, the water level and total depth of the test hole were measured from the top of the pipe every 10 minutes for one hour. Following the completion of percolation testing, the pipe was removed from each test hole and the percolation test hole was backfilled with cutting soils and compacted.

Percolation rates describe the movement of water horizontally and downward into the soil from a boring. Infiltration rates describe the downward movement of water through a horizontal surface, such as the floor of a retention basin. Percolation rates are related to infiltration rates but are generally higher and require conversion before use in design. The percolation test data was used to estimate infiltration rates using the Porchet Inverse Borehole Method, in accordance with the San Bernardino County guidelines. A factor of safety of 3 was applied to the measured infiltration rates to account for subsurface variations, uncertainty in the test method, and future siltation. The infiltration structure designer should determine whether additional design-related safety factors are appropriate.

The measured percolation test data, calculations and estimated infiltration rates are shown on Plates No. 1 and 26. The estimated and designed infiltration rates at the test holes are presented in the following table.

Table C-1, Estimated Infiltration Rates

Percolation Test	Approx. Depth of Boring* (feet)	Predominant Soil Types (USCS)	Average Infiltration Rate (inches/hour) (FOS 3)
PT-01	6.5	Sand with Silt and Gravel (SP-SM)	6.00
PT-02	6.5	Silty Sand (SM), trace of clay	0.58
PT-03	6.5	Silty Sand (SM)	5.29
PT-04	6.5	Sand with Silt and Gravel (SP-SM)	2.58
PT-05	6.5	Silty Sand (SM), trace of clay	0.56
PT-06	6.5	Silty Sand (SM)	0.92
PT-07	6.5	Silty Sand (SM)	0.41
PT-08	6.5	Silty Sand with Gravel (SM), trace of clay	0.51
PT-09	6.5	Silty Sand with Gravel (SM)	0.48
PT-10	6.5	Silty Sand (SM)	0.30
PT-12	6.5	Silty Sand with Gravel (SM)	1.28
PT-13	6.5	Silty Sand with Gravel (SM)	0.94
PT-14	6.5	Silty Sand (SM)	0.72

Based on the calculated infiltration rate during the final respective intervals in each test, a design infiltration rate of 0.3 and 6.0 (inches/hour) can be used for depth of 5 feet. We noticed high numbers in boring holes 1,2 and 4. In those boring locations, it was noted that those samples were in heavy sandy/gravely areas and produced high infiltration rates. Please note that infiltration rates may change if the soil type and location of the proposed system changes. If that is the case, then additional percolation testing is required to be performed in the required location.

BH-10, BH-12, BH-14 perforated pipes were removed, and the boreholes were backfilled with soil cuttings and compacted on 08/13/2024. The other perforated tubes were unable to get pulled out. Instead, we backfilled those boring holes with soil cuttings and compacted it. BH-11 was not set up for percolation testing due to hitting Metrolink wire. Instead, it was backfilled and compacted with soil cuttings. The surface above the borehole may settle over time. If construction is delayed, we recommend that the owner monitor the boring locations and backfill any settlement or depressions that might occur to prevent trip and fall injuries from occurring near the area of any potential settlement.

Estimated Infiltration Rate from Percolation Test Data, PT-01

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-01/PT-01
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	10.80	74.52	25.00	67.20	3.48	63.72	35.34	15.55		5.18
2	25.00	11.16	75.60	50.00	66.84	2.40	64.44	34.62	16.02		5.34
3	10.00	13.80	51.36	60.00	64.20	26.64	37.56	45.42	18.24		6.08
4	10.00	11.16	50.16	70.00	66.84	27.84	39.00	47.34	18.23		6.08
5	10.00	10.80	53.76	80.00	67.20	24.24	42.96	45.72	20.74		6.91
6	10.00	11.40	50.16	90.00	66.60	27.84	38.76	47.22	18.16		6.05
7	10.00	11.40	49.20	100.00	66.60	28.80	37.80	47.70	17.55		5.85
8	10.00	11.16	49.80	110.00	66.84	28.20	38.64	47.52	18.00		6.00

Recommended Design Infiltration Rate (inches/hr)	**6.00**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
1

Infiltration Rate versus Time, PT-01

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-01/PT-01
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

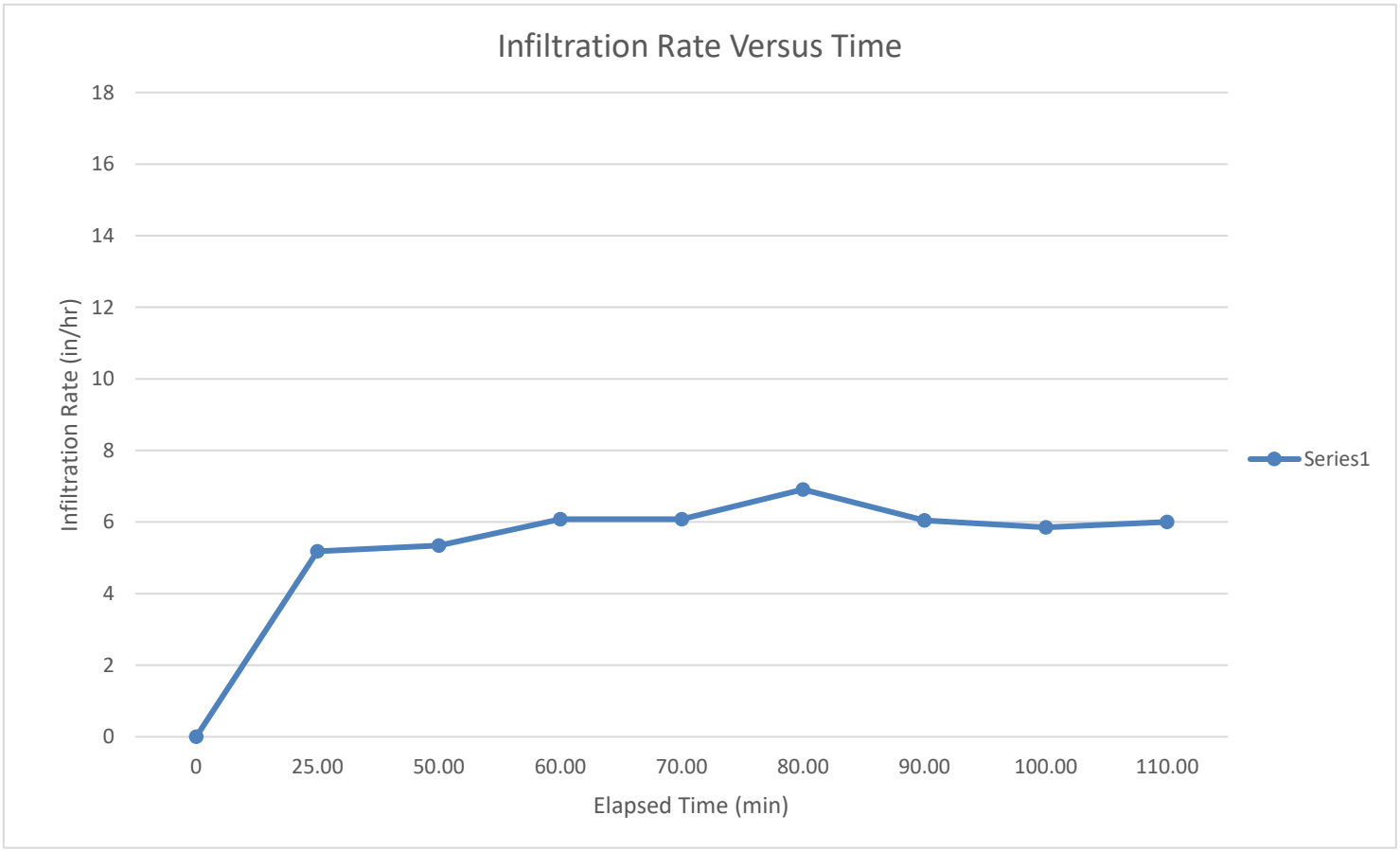


Plate No.
2

Estimated Infiltration Rate from Percolation Test Data, PT-02

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-02/PT-02
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	12.00	32.04	25.00	66.00	45.96	20.04	55.98	3.21		1.07
2	25.00	12.48	31.56	50.00	65.52	46.44	19.08	55.98	3.05		1.02
3	10.00	13.80	19.92	60.00	64.20	58.08	6.12	61.14	2.25		0.75
4	10.00	1.20	13.20	70.00	76.80	64.80	12.00	70.80	3.85		1.28
5	10.00	4.80	15.00	80.00	73.20	63.00	10.20	68.10	3.40		1.13
6	10.00	13.20	19.08	90.00	64.80	58.92	5.88	61.86	2.14		0.71
7	10.00	10.80	16.92	100.00	67.20	61.08	6.12	64.14	2.16		0.72
8	10.00	13.80	18.60	110.00	64.20	59.40	4.80	61.80	1.75		0.58

Recommended Design Infiltration Rate (inches/hr)	**0.58**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
3

Infiltration Rate versus Time, PT-02

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-02/PT-02
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

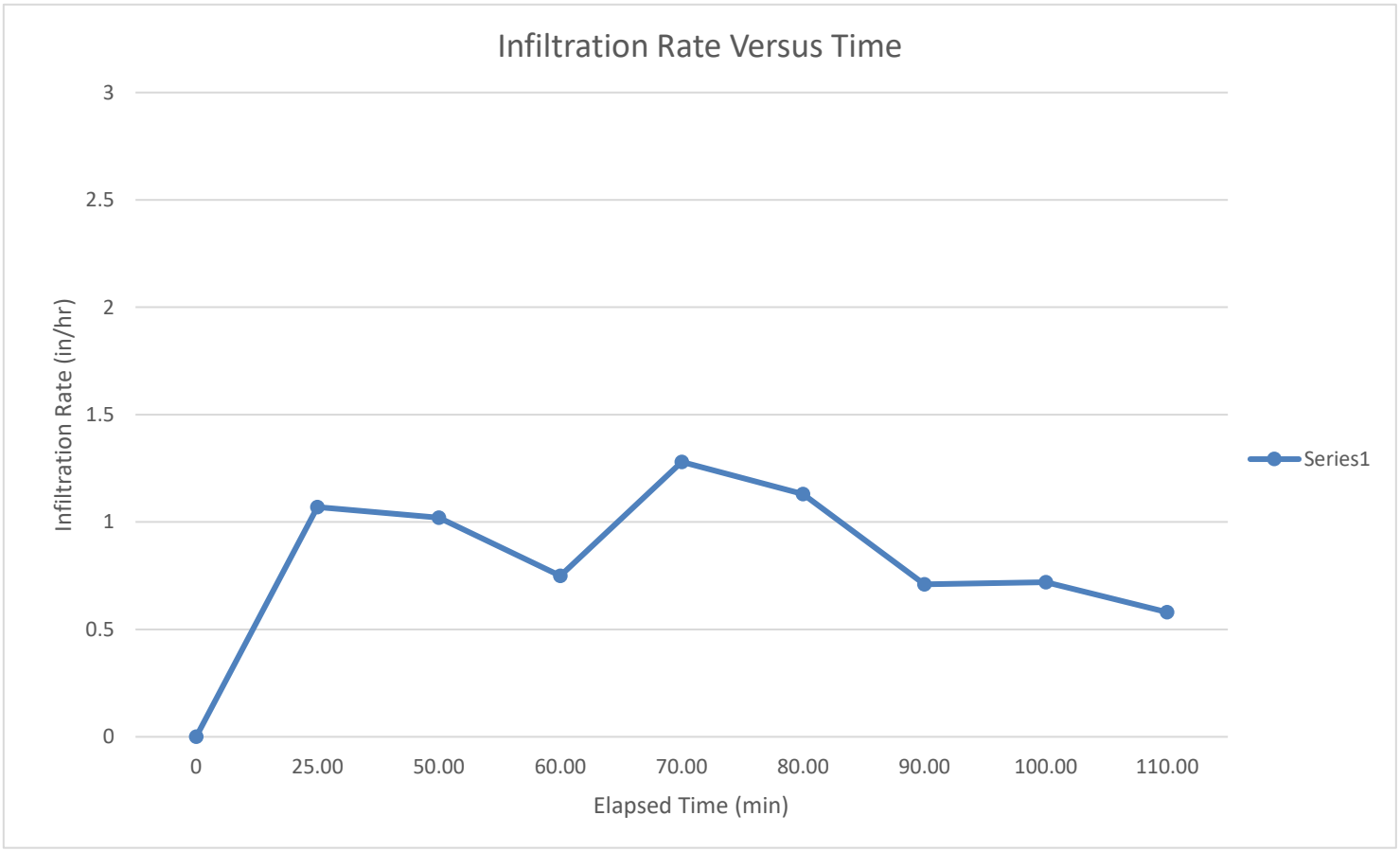


Plate No.
4

Estimated Infiltration Rate from Percolation Test Data, PT-03

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-03/PT-03
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	12.00	68.64	25.00	66.00	9.36	56.64	37.68	13.05		4.35
2	25.00	11.64	74.40	50.00	66.36	3.60	62.76	34.98	15.46		5.15
3	10.00	28.80	57.12	60.00	49.20	20.88	28.32	35.04	17.41		5.80
4	10.00	13.80	54.60	70.00	64.20	23.40	40.80	43.80	20.49		6.83
5	10.00	14.40	51.60	80.00	63.60	26.40	37.20	45.00	18.22		6.07
6	10.00	13.20	51.00	90.00	64.80	27.00	37.80	45.90	18.18		6.06
7	10.00	12.60	48.60	100.00	65.40	29.40	36.00	47.40	16.81		5.60
8	10.00	12.00	46.80	110.00	66.00	31.20	34.80	48.60	15.88		5.29

Recommended Design Infiltration Rate (inches/hr)	**5.29**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
5

Infiltration Rate versus Time, PT-03

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-03/PT-03
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

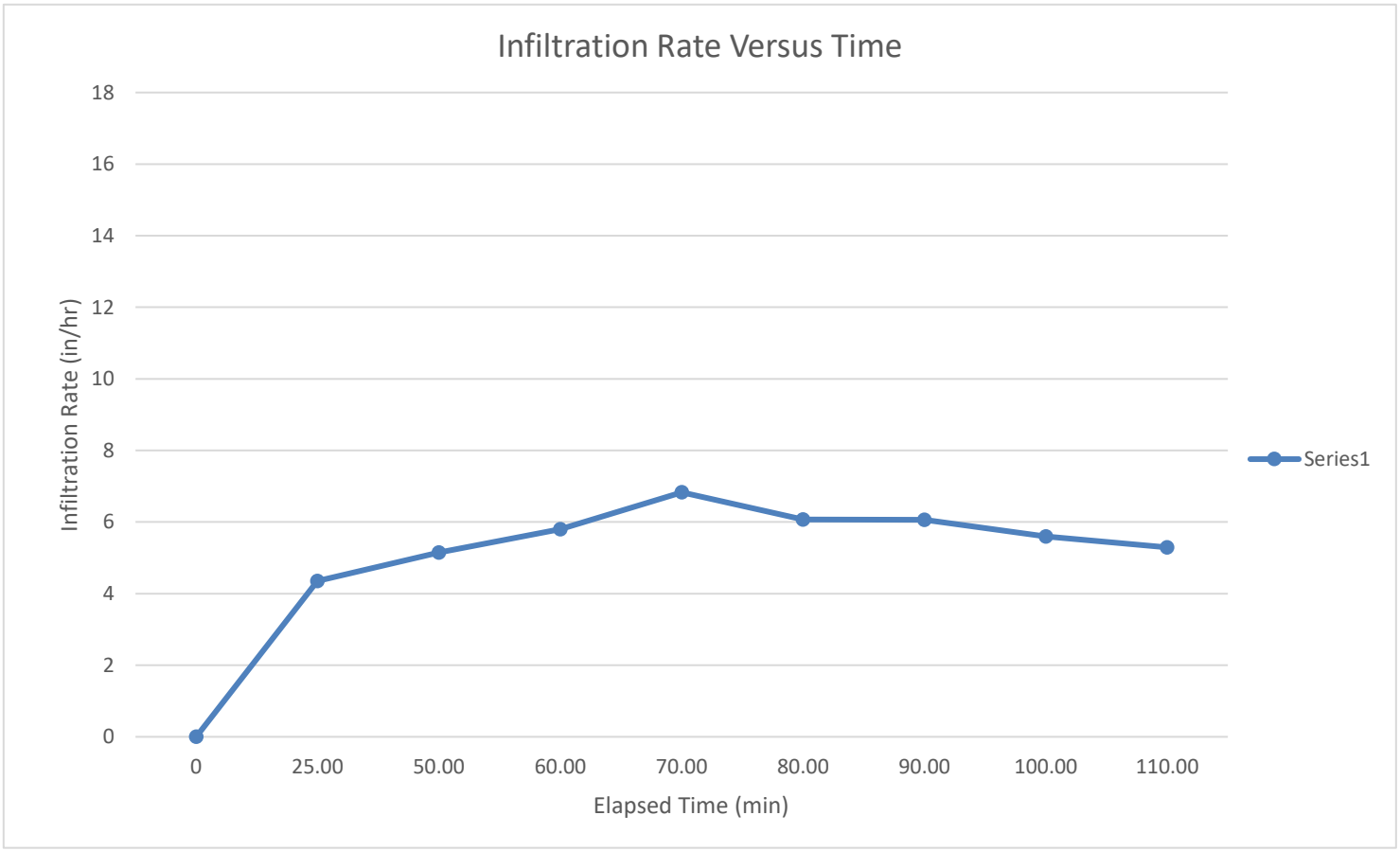


Plate No.
6

Estimated Infiltration Rate from Percolation Test Data, PT-04

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-04/PT-04
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	12.48	58.08	25.00	65.52	19.92	45.60	42.72	9.37		3.12
2	25.00	13.20	58.92	50.00	64.80	19.08	45.72	41.94	9.55		3.18
3	10.00	25.20	43.20	60.00	52.80	34.80	18.00	43.80	9.04		3.01
4	10.00	11.04	33.60	70.00	66.96	44.40	22.56	55.68	9.07		3.02
5	10.00	6.00	32.52	80.00	72.00	45.48	26.52	58.74	10.14		3.38
6	10.00	11.40	31.80	90.00	66.60	46.20	20.40	56.40	8.11		2.70
7	10.00	14.40	33.00	100.00	63.60	45.00	18.60	54.30	7.66		2.55
8	10.00	10.20	30.12	110.00	67.80	47.88	19.92	57.84	7.73		2.58

Recommended Design Infiltration Rate (inches/hr)	**2.58**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
7

Infiltration Rate versus Time, PT-04

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-04/PT-04
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/26/2024

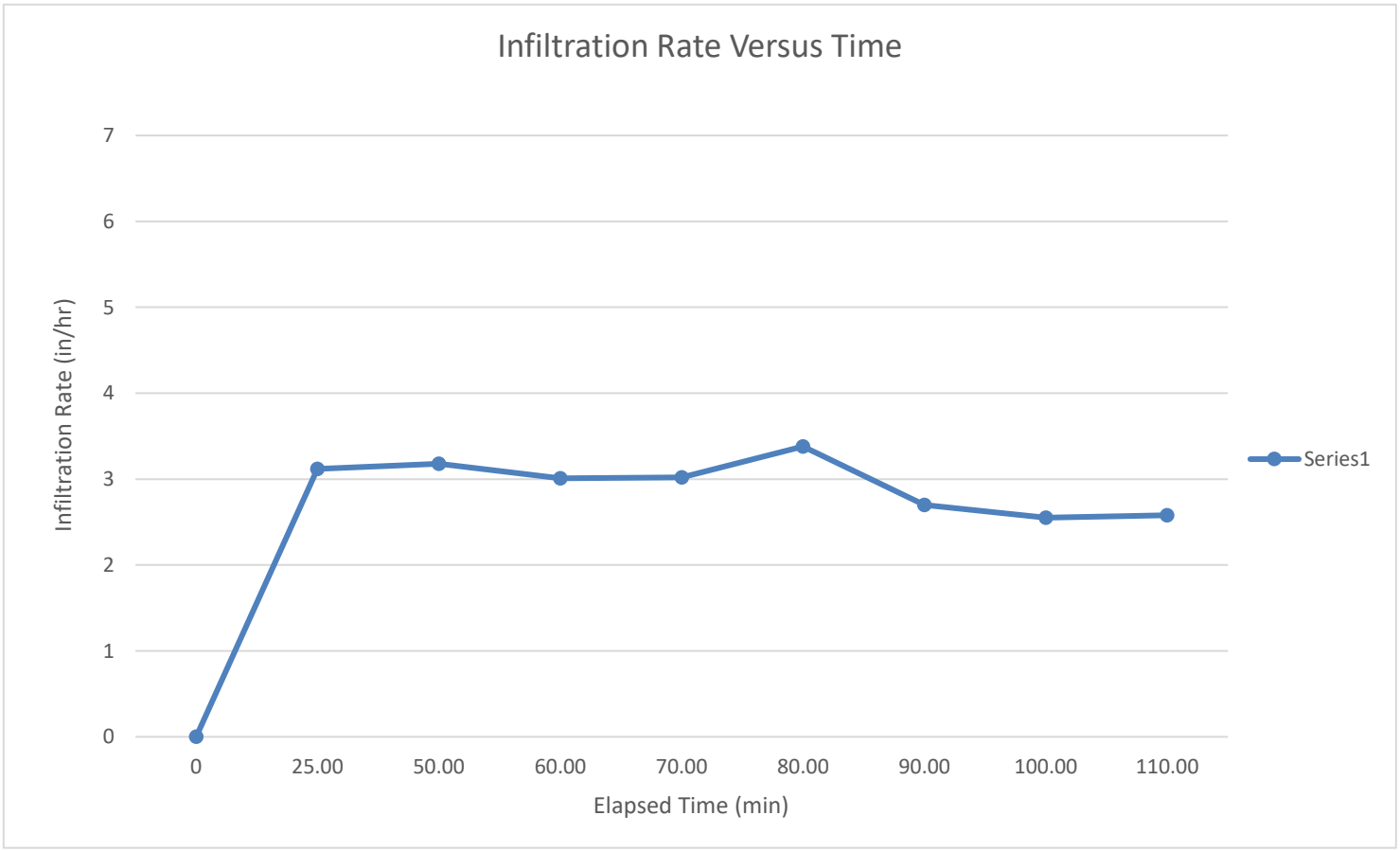


Plate No.
8

Estimated Infiltration Rate from Percolation Test Data, PT-05

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-05/PT-05
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	16.80	28.32	25.00	61.20	49.68	11.52	55.44	1.86		0.62
2	25.00	13.44	23.88	50.00	64.56	54.12	10.44	59.34	1.58		0.53
3	10.00	14.40	19.80	60.00	63.60	58.20	5.40	60.90	2.00		0.67
4	10.00	14.88	19.68	70.00	63.12	58.32	4.80	60.72	1.78		0.59
5	10.00	14.04	18.48	80.00	63.96	59.52	4.44	61.74	1.62		0.54
6	10.00	14.16	18.48	90.00	63.84	59.52	4.32	61.68	1.58		0.53
7	10.00	13.32	17.76	100.00	64.68	60.24	4.44	62.46	1.60		0.53
8	10.00	12.84	17.52	110.00	65.16	60.48	4.68	62.82	1.68		0.56

Recommended Design Infiltration Rate (inches/hr)	**0.56**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
9

Infiltration Rate versus Time, PT-05

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-05/PT-05
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

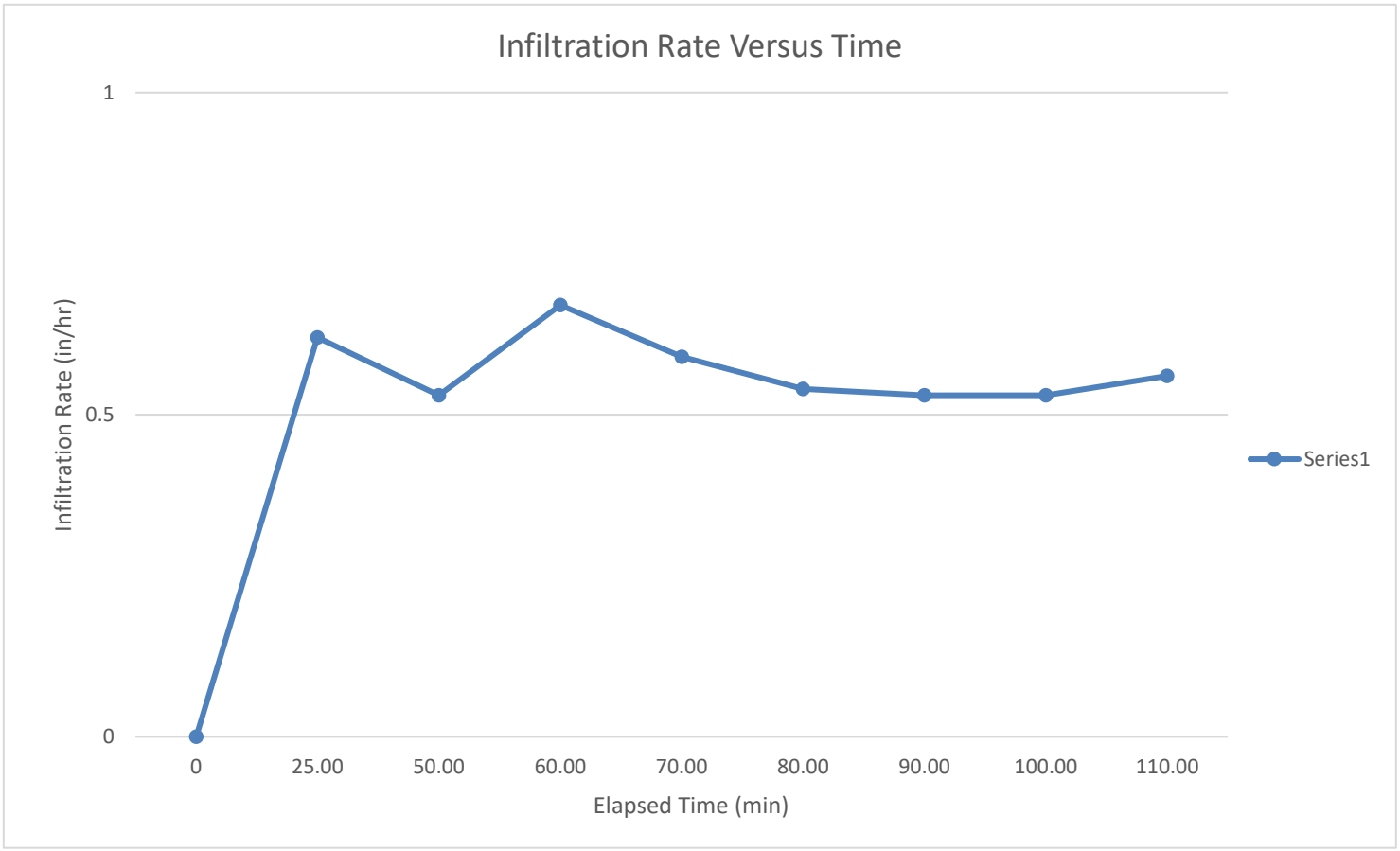


Plate No.
10

Estimated Infiltration Rate from Percolation Test Data, PT-06

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-06/PT-06
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	14.64	29.76	25.00	63.36	48.24	15.12	55.80	2.43		0.81
2	25.00	15.72	27.96	50.00	62.28	50.04	12.24	56.16	1.95		0.65
3	10.00	17.28	24.24	60.00	60.72	53.76	6.96	57.24	2.73		0.91
4	10.00	17.64	23.28	70.00	60.36	54.72	5.64	57.54	2.20		0.73
5	10.00	16.20	22.44	80.00	61.80	55.56	6.24	58.68	2.39		0.80
6	10.00	14.04	20.40	90.00	63.96	57.60	6.36	60.78	2.36		0.79
7	10.00	12.24	19.80	100.00	65.76	58.20	7.56	61.98	2.75		0.92
8	10.00	12.72	20.28	110.00	65.28	57.72	7.56	61.50	2.77		0.92

Recommended Design Infiltration Rate (inches/hr)	**0.92**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
11

Infiltration Rate versus Time, PT-06

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-06/PT-06
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

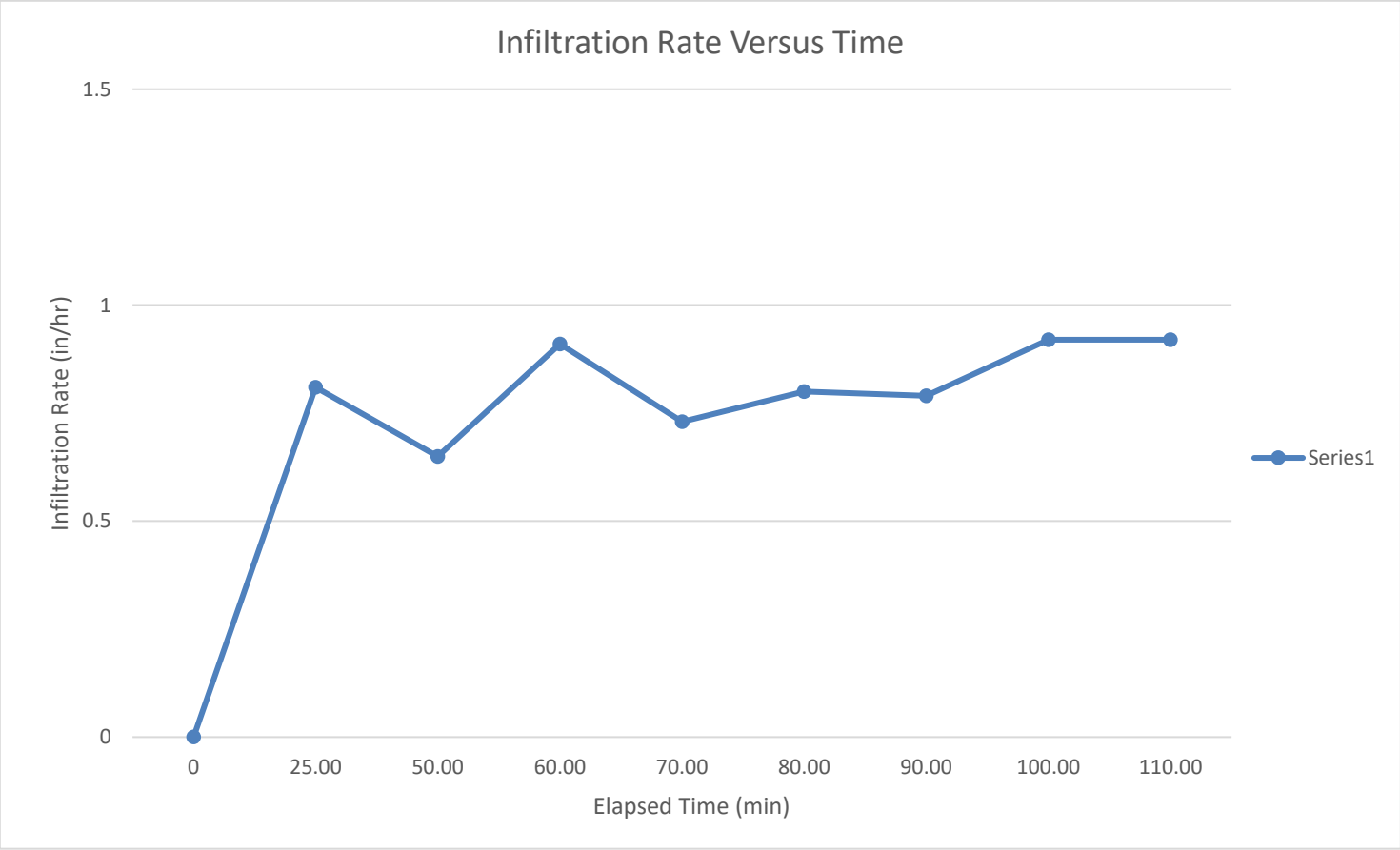


Plate No.
12

Estimated Infiltration Rate from Percolation Test Data, PT-07

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-07/PT-07
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	15.84	24.24	25.00	62.16	53.76	8.40	57.96	1.30		0.43
2	25.00	12.00	20.40	50.00	66.00	57.60	8.40	61.80	1.23		0.41
3	10.00	13.80	17.40	60.00	64.20	60.60	3.60	62.40	1.30		0.43
4	10.00	15.00	18.60	70.00	63.00	59.40	3.60	61.20	1.33		0.44
5	10.00	13.80	17.28	80.00	64.20	60.72	3.48	62.46	1.26		0.42
6	10.00	13.68	17.40	90.00	64.32	60.60	3.72	62.46	1.34		0.45
7	10.00	13.44	17.04	100.00	64.56	60.96	3.60	62.76	1.29		0.43
8	10.00	11.64	15.12	110.00	66.36	62.88	3.48	64.62	1.22		0.41

Recommended Design Infiltration Rate (inches/hr)	**0.41**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
13

Infiltration Rate versus Time, PT-07

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-07/PT-07
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/7/2024

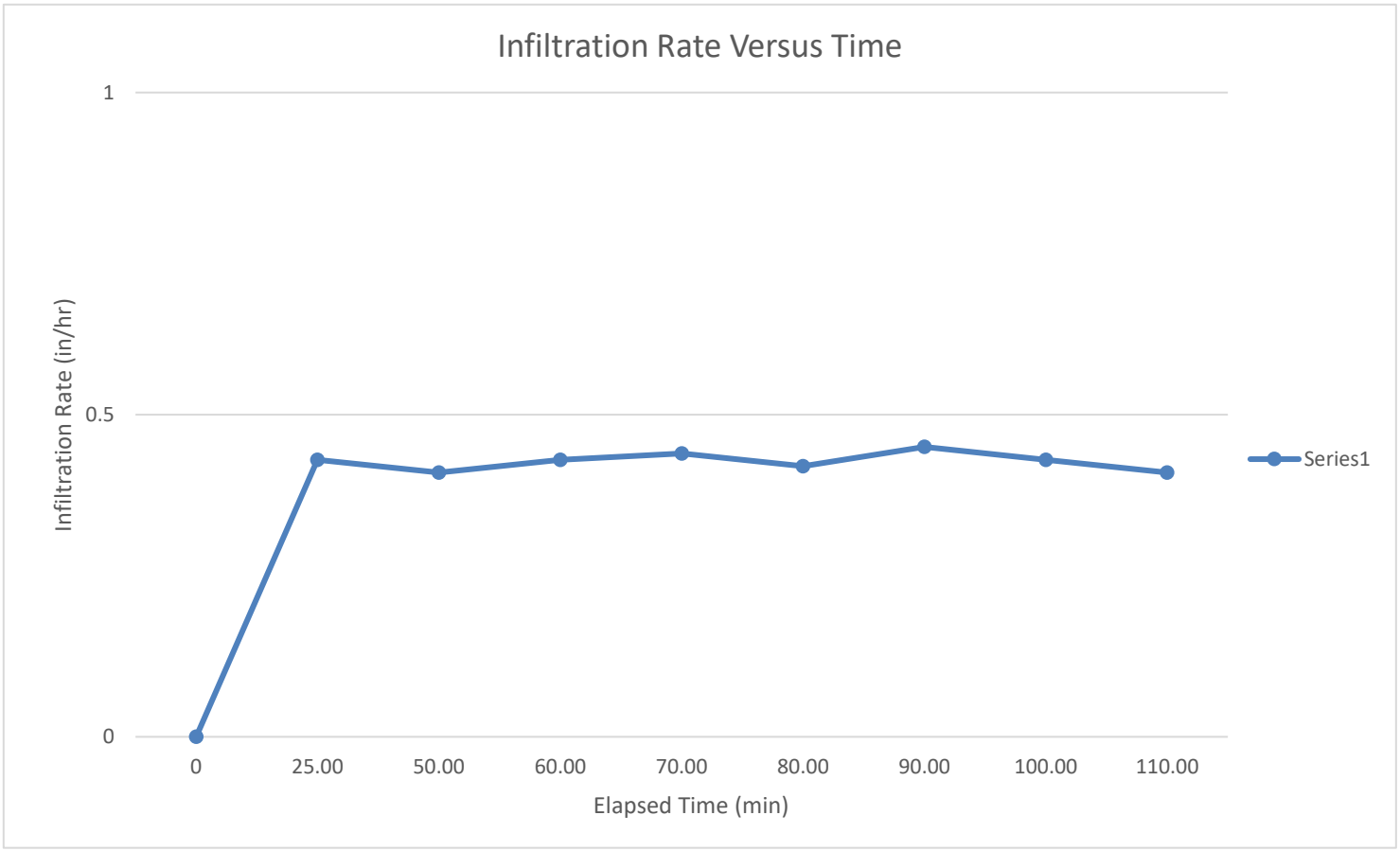


Plate No.
14

Estimated Infiltration Rate from Percolation Test Data, PT-08

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-08/PT-08
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	19.68	27.96	25.00	58.32	50.04	8.28	54.18	1.37		0.46
2	25.00	13.08	22.80	50.00	64.92	55.20	9.72	60.06	1.46		0.49
3	10.00	15.00	20.16	60.00	63.00	57.84	5.16	60.42	1.92		0.64
4	10.00	14.64	18.84	70.00	63.36	59.16	4.20	61.26	1.54		0.51
5	10.00	13.20	17.52	80.00	64.80	60.48	4.32	62.64	1.56		0.52
6	10.00	13.92	17.76	90.00	64.08	60.24	3.84	62.16	1.39		0.46
7	10.00	12.24	16.44	100.00	65.76	61.56	4.20	63.66	1.49		0.50
8	10.00	10.68	15.12	110.00	67.32	62.88	4.44	65.10	1.54		0.51

Recommended Design Infiltration Rate (inches/hr)	**0.51**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
15

Infiltration Rate versus Time, PT-08

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-08/PT-08
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

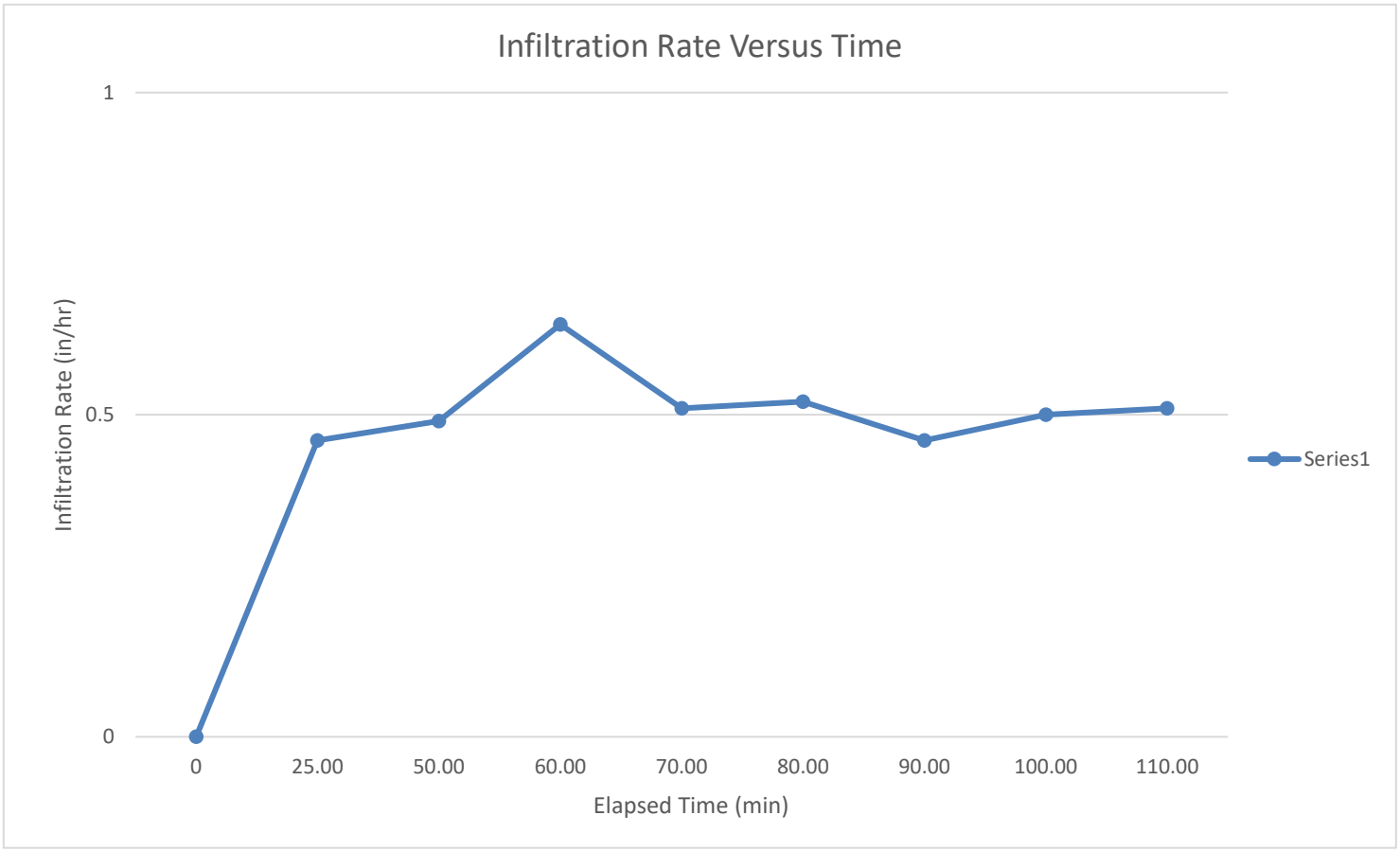


Plate No.
16

Estimated Infiltration Rate from Percolation Test Data, PT-09

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-09/PT-09
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	14.40	23.40	25.00	63.60	54.60	9.00	59.10	1.37		0.46
2	25.00	16.20	23.40	50.00	61.80	54.60	7.20	58.20	1.11		0.37
3	10.00	15.60	19.68	60.00	62.40	58.32	4.08	60.36	1.52		0.51
4	10.00	15.48	19.20	70.00	62.52	58.80	3.72	60.66	1.38		0.46
5	10.00	13.80	17.52	80.00	64.20	60.48	3.72	62.34	1.35		0.45
6	10.00	12.00	16.20	90.00	66.00	61.80	4.20	63.90	1.48		0.49
7	10.00	11.40	15.60	100.00	66.60	62.40	4.20	64.50	1.47		0.49
8	10.00	10.20	14.40	110.00	67.80	63.60	4.20	65.70	1.45		0.48

Recommended Design Infiltration Rate (inches/hr)	**0.48**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
17

Infiltration Rate versus Time, PT-09

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-09/PT-09
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

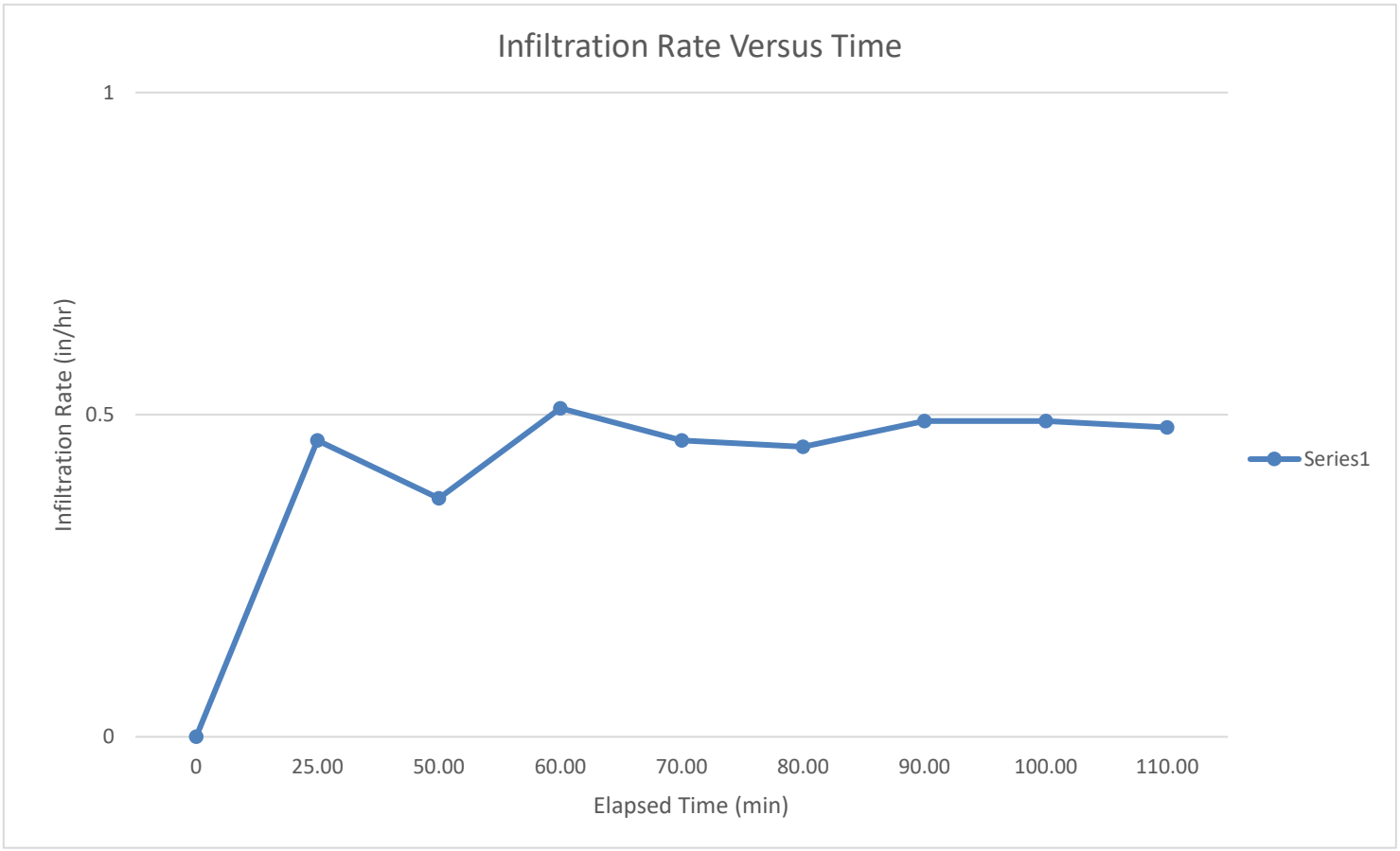


Plate No.
18

Estimated Infiltration Rate from Percolation Test Data, PT-10

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-10/PT-10
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	16.80	23.64	25.00	61.20	54.36	6.84	57.78	1.06		0.35
2	25.00	16.92	23.16	50.00	61.08	54.84	6.24	57.96	0.97		0.32
3	10.00	15.36	17.76	60.00	62.64	60.24	2.40	61.44	0.88		0.29
4	10.00	14.76	17.40	70.00	63.24	60.60	2.64	61.92	0.96		0.32
5	10.00	13.80	16.32	80.00	64.20	61.68	2.52	62.94	0.90		0.30
6	10.00	12.12	15.00	90.00	65.88	63.00	2.88	64.44	1.01		0.34
7	10.00	10.56	13.20	100.00	67.44	64.80	2.64	66.12	0.90		0.30
8	10.00	11.16	13.80	110.00	66.84	64.20	2.64	65.52	0.91		0.30

Recommended Design Infiltration Rate (inches/hr)	**0.30**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Infiltration Rate versus Time, PT-10

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-10/PT-10
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	8/1/2024

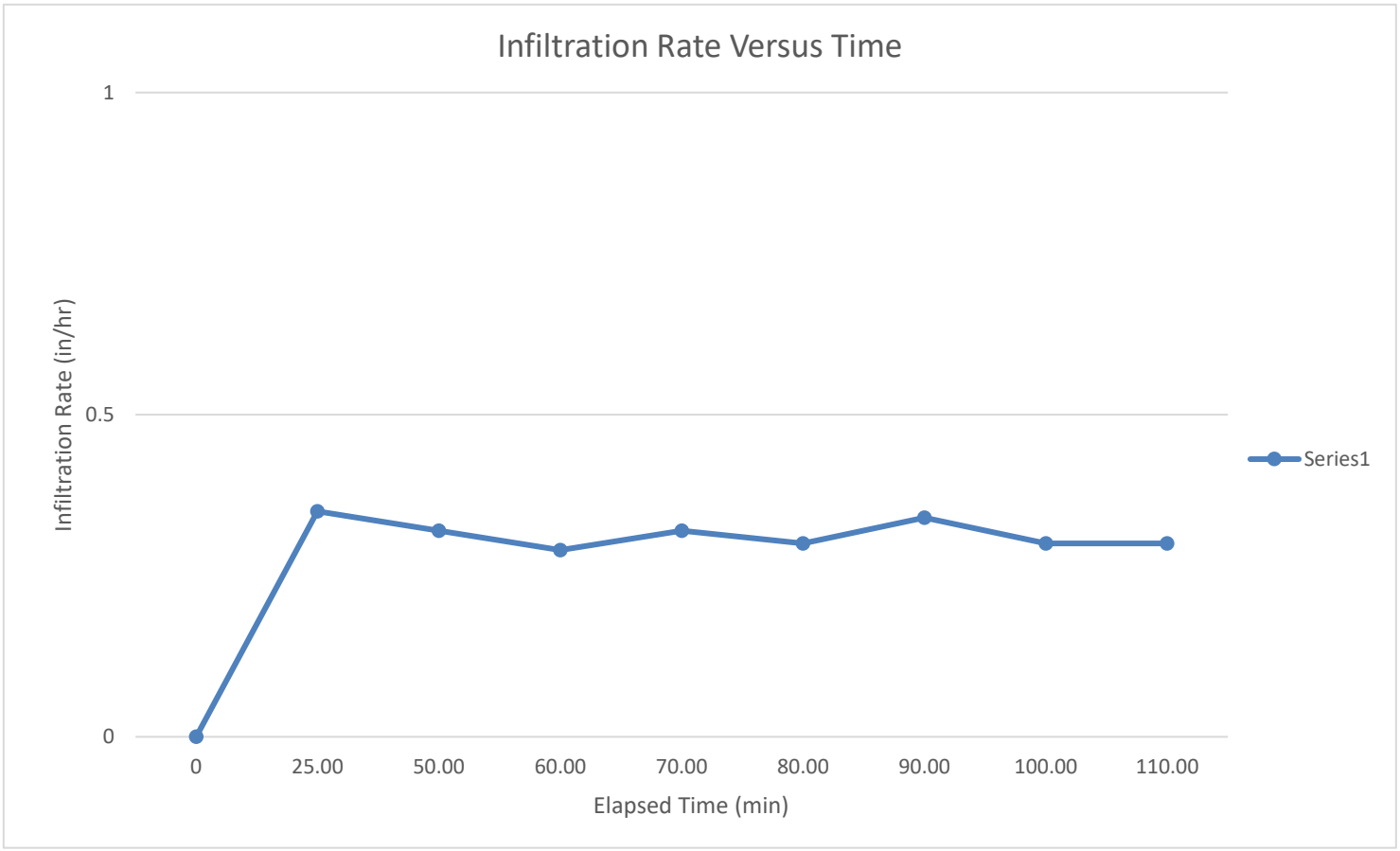


Plate No.
20

Estimated Infiltration Rate from Percolation Test Data, PT-12

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-12/PT-12
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	21.00	48.12	25.00	57.00	29.88	27.12	43.44	5.49		1.83
2	25.00	15.12	38.52	50.00	62.88	39.48	23.40	51.18	4.07		1.36
3	10.00	13.20	28.20	60.00	64.80	49.80	15.00	57.30	5.87		1.96
4	10.00	18.84	30.00	70.00	59.16	48.00	11.16	53.58	4.65		1.55
5	10.00	17.64	28.20	80.00	60.36	49.80	10.56	55.08	4.29		1.43
6	10.00	18.72	29.04	90.00	59.28	48.96	10.32	54.12	4.26		1.42
7	10.00	20.40	30.00	100.00	57.60	48.00	9.60	52.80	4.06		1.35
8	10.00	17.04	26.64	110.00	60.96	51.36	9.60	56.16	3.83		1.28

Recommended Design Infiltration Rate (inches/hr)	**1.28**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
21

Infiltration Rate versus Time, PT-12

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-12/PT-12
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

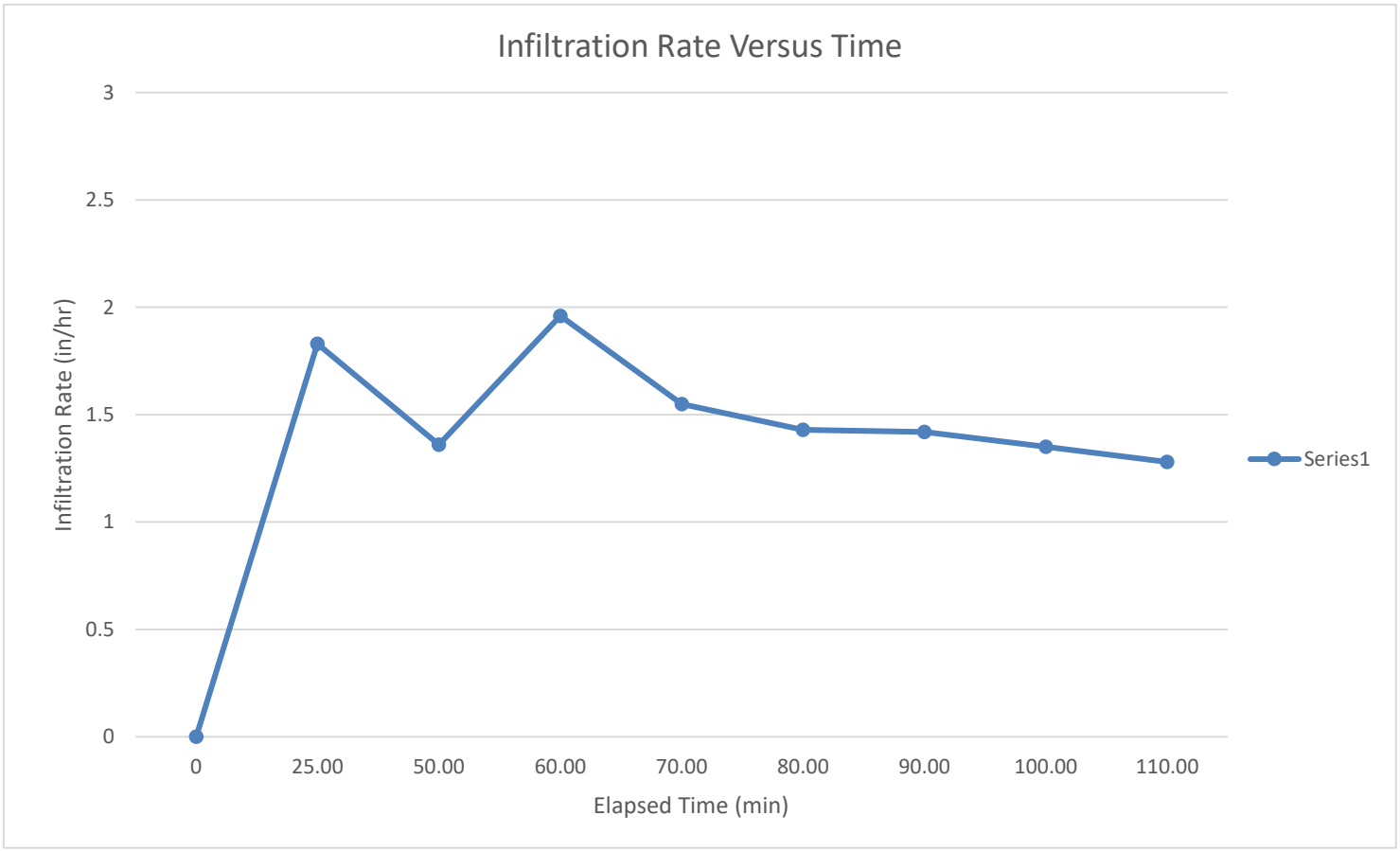


Plate No.
22

Estimated Infiltration Rate from Percolation Test Data, PT-13

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-13/PT-13
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	18.00	34.20	25.00	60.00	43.80	16.20	51.90	2.78		0.93
2	25.00	11.88	30.00	50.00	66.12	48.00	18.12	57.06	2.85		0.95
3	10.00	12.60	22.44	60.00	65.40	55.56	9.84	60.48	3.66		1.22
4	10.00	15.60	23.76	70.00	62.40	54.24	8.16	58.32	3.14		1.05
5	10.00	18.60	26.28	80.00	59.40	51.72	7.68	55.56	3.09		1.03
6	10.00	16.44	24.24	90.00	61.56	53.76	7.80	57.66	3.04		1.01
7	10.00	18.72	25.80	100.00	59.28	52.20	7.08	55.74	2.84		0.95
8	10.00	22.80	29.40	110.00	55.20	48.60	6.60	51.90	2.83		0.94

Recommended Design Infiltration Rate (inches/hr)	**0.94**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Infiltration Rate versus Time, PT-13

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-13/PT-13
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

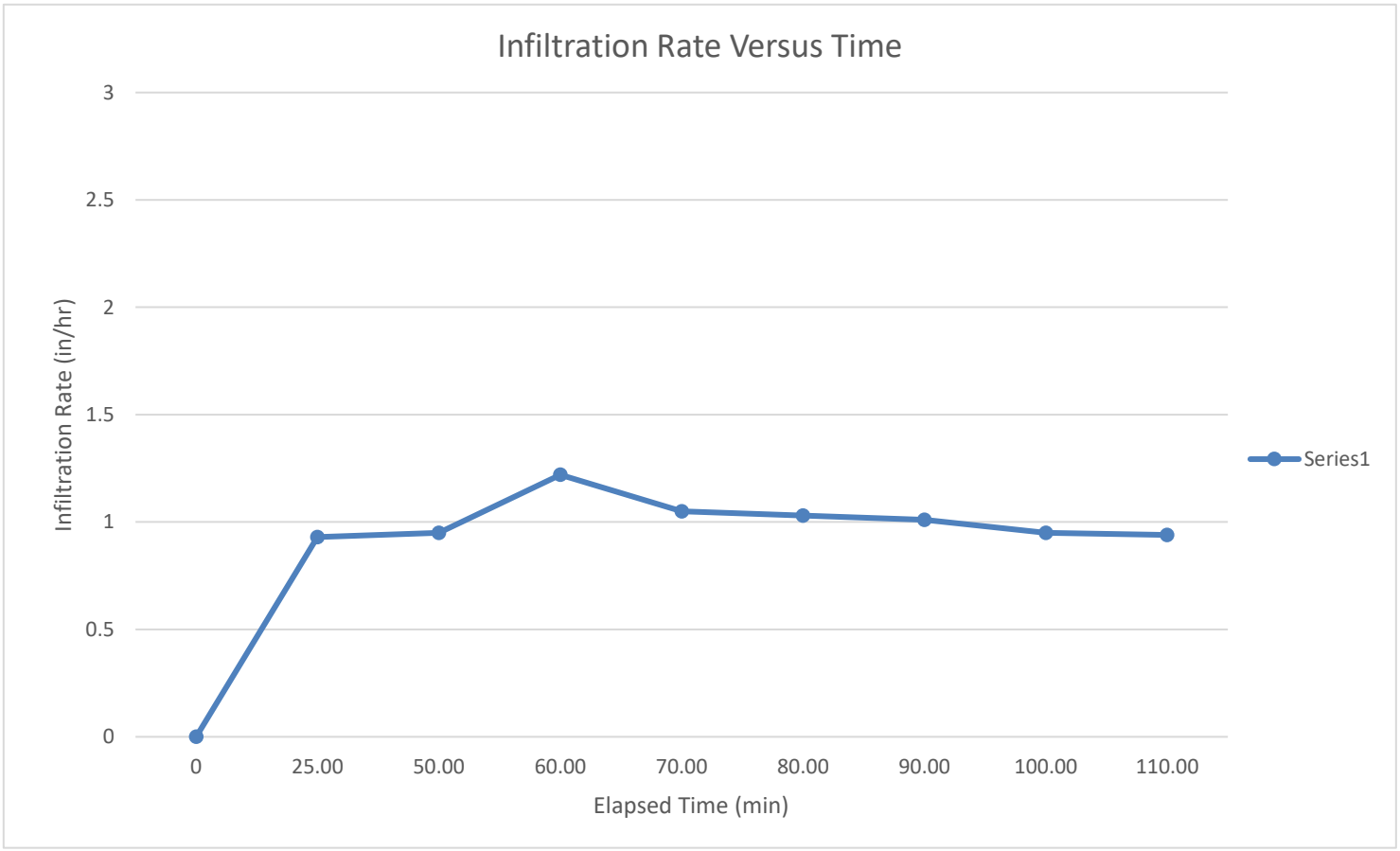


Plate No.
24

Estimated Infiltration Rate from Percolation Test Data, PT-14

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-14/PT-14
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

Shaded cells contain calculated values.

Test Hole Radius, r (inches)	8
Total Depth of Test hole, D_T (inches)	78
Inside Diameter of Pipe, I (inches)	2.88
Outside Diameter of Pipe, O (inches)	3.13
Factor of Safety (FOS), F	3

Interval No.	Time Interval, Δt (min)	Initial Depth to Water, D_0 (inches)	Final Depth to Water, D_f (inches)	Elapsed Time (min)	Initial Height of Water, H_0 (inches)	Final Height of Water, H_f (inches)	Change in Height of Water, ΔH (inches)	Average Head Height, H_{avg} (inches)	Infiltration Rate, I_t (inches/hr)		Infiltration Rate with FOS, I_f (inches/hr)
				0							0
1	25.00	10.20	26.16	25.00	67.80	51.84	15.96	59.82	2.40		0.80
2	25.00	4.80	22.44	50.00	73.20	55.56	17.64	64.38	2.48		0.83
3	10.00	5.40	16.80	60.00	72.60	61.20	11.40	66.90	3.86		1.29
4	10.00	12.72	19.20	70.00	65.28	58.80	6.48	62.04	2.35		0.78
5	10.00	13.32	19.80	80.00	64.68	58.20	6.48	61.44	2.38		0.79
6	10.00	16.32	21.72	90.00	61.68	56.28	5.40	58.98	2.06		0.69
7	10.00	17.16	22.20	100.00	60.84	55.80	5.04	58.32	1.94		0.65
8	10.00	16.20	21.84	110.00	61.80	56.16	5.64	58.98	2.15		0.72

Recommended Design Infiltration Rate (inches/hr)	**0.72**

Infiltration calculations are based on the Porchet Inverse Borehole Method presented in Riverside County BMP Design Handbook, Appendix A, Infiltration Testing (Riverside County, 2011)

$H_0 = D_T - D_0$

$H_f = D_T - D_f$

$\Delta H = H_0 - H_f$

$H_{avg} = (H_0 + H_f) / 2$

$I_t = (\Delta H * (60 * r)) / (\Delta t * (r + (2 * H_{avg}))$

Plate No.
25

Infiltration Rate versus Time, PT-14

Project Name	PE Trail
Project Number	23-81-342-01
Test Number	BH-14/PT-14
Test Location	
Personnel	Tyler Nguyen
Presoak Date	7/15/2024
Test Date	7/29/2024

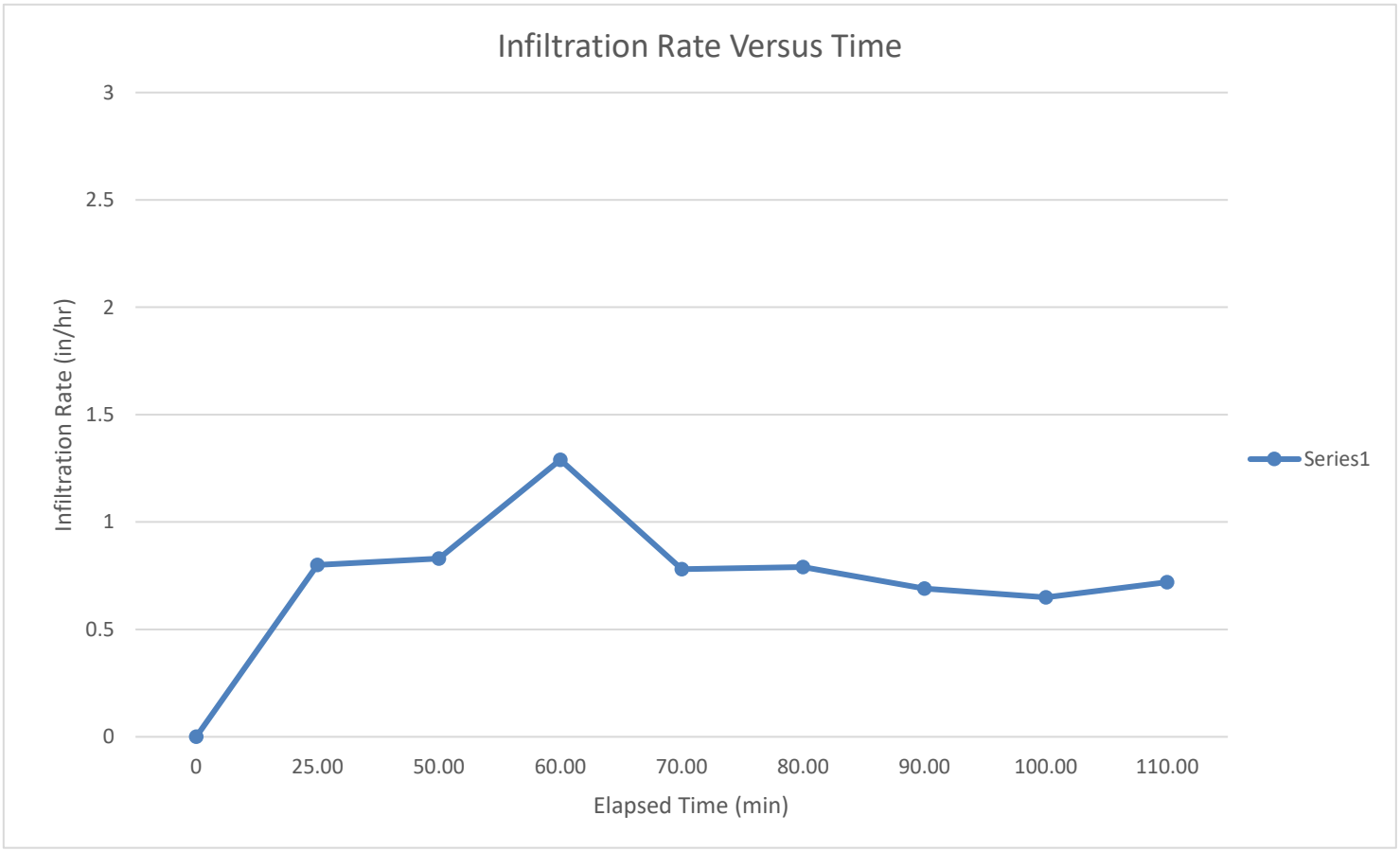


Plate No.
26

Appendix I

Noise Measurement Results

LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:35:53

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

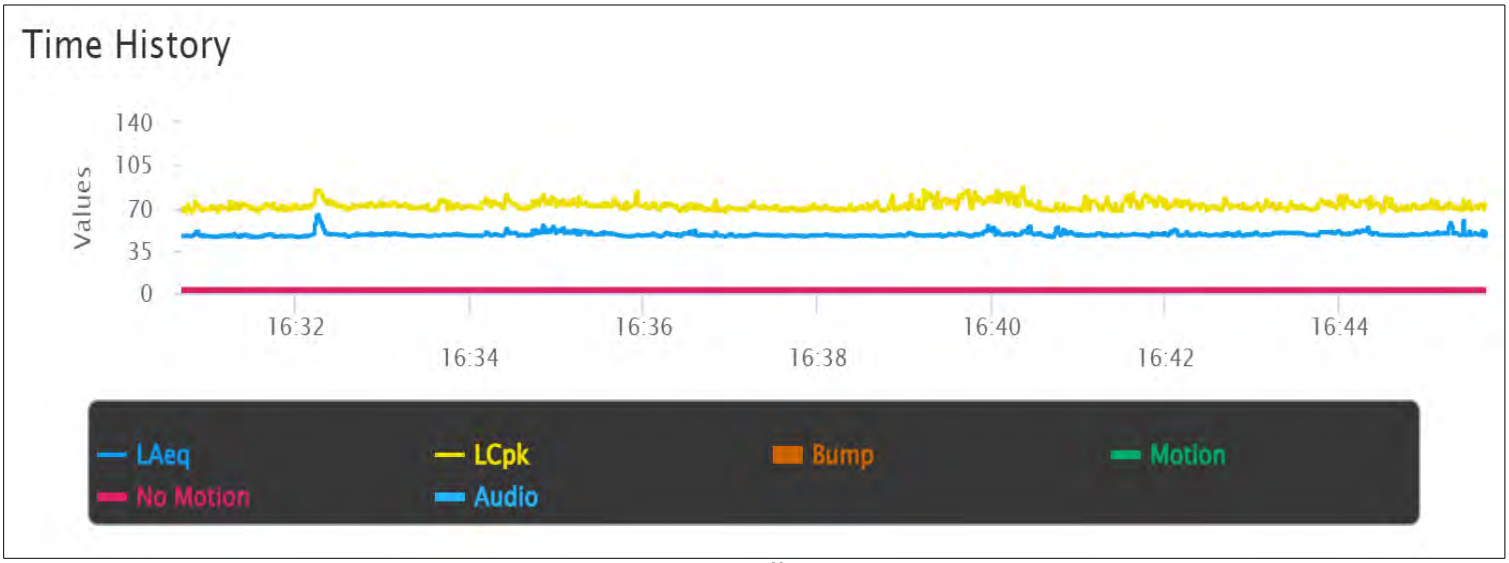
	1	2	3	4
Configuration	Custom 1			
Dose	0.0%			
Projected Dose	0.0%			
Lavg	--- dB			
TWA(8)	--- dB			
Projected TWA(8)	--- dB			
Criterion Level	90.0 dB			
Threshold Level	90.0 dB			
Exchange Rate	5 dB			
LEP'd/Lex,8h	33.8 dB			
Projected LEP'd/Lex,8h	48.9 dB			
Shift Time	8 hours			

Overall Measurement

Start Date & Time	2024-09-20 16:30:41	
Stop Date & Time	2024-09-20 16:45:41	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-26 14:33:09	
Calibrator Level	114.0 dB	
Meter Sensitivity	-39.04 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-04 13:31:55	
Calibrator Level	114.0 dB	
Meter Sensitivity	-39.16 dB re 1V/Pa	
Sensitivity Delta	0.13 dB	
Motion Percent	0.0%	
LAeq	48.9 dB	
LAleq	51.4 dB	
LCpk	86.7 dB	2024-09-20 16:40:21
LASmax	63.4 dB	2024-09-20 16:32:16
LAFmax	64.8 dB	2024-09-20 16:32:15
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12092
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-39.04 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3C:66EDA331:00000000



Powered by Larson Davis

LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:37:17

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

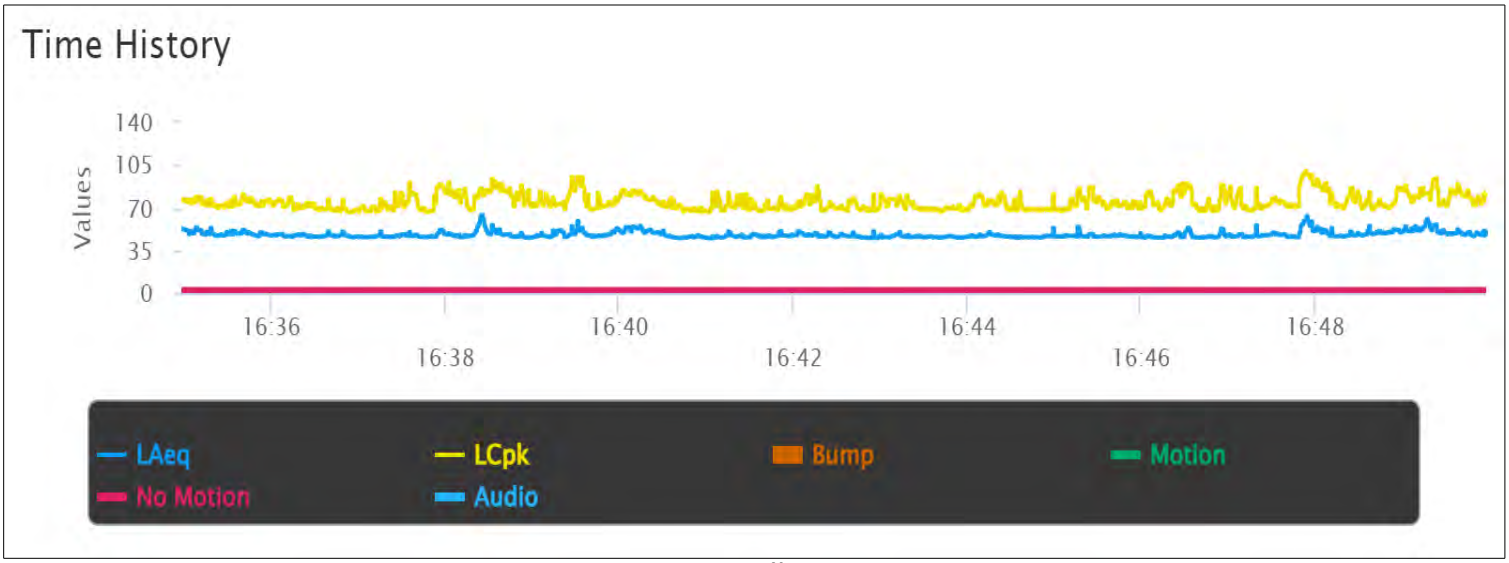
	1	2	3	4
Configuration	OSHA-PEL	OSHA-HC	ACGIH	NIOSH
Dose	0.0%	0.0%	0.0%	0.0%
Projected Dose	0.0%	0.0%	0.0%	0.0%
Lavg	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	90.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	34.4 dB	34.4 dB	34.4 dB	34.4 dB
Projected LEP'd/Lex,8h	49.4 dB	49.4 dB	49.4 dB	49.4 dB
Shift Time	8 hours	8 hours	8 hours	8 hours

Overall Measurement

Start Date & Time	2024-09-20 16:34:58	
Stop Date & Time	2024-09-20 16:49:58	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-28 07:59:15	
Calibrator Level	114.0 dB	
Meter Sensitivity	-37.99 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-07 12:48:40	
Calibrator Level	114.0 dB	
Meter Sensitivity	-38.41 dB re 1V/Pa	
Sensitivity Delta	0.42 dB	
Motion Percent	0.0%	
LAeq	49.4 dB	
LAleq	53.5 dB	
LCpk	99.9 dB	2024-09-20 16:47:53
LASmax	63.4 dB	2024-09-20 16:38:25
LAFmax	65.5 dB	2024-09-20 16:47:54
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12093
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-37.99 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3D:66EDA432:00000000



Powered by Larson Davis

LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:37:48

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

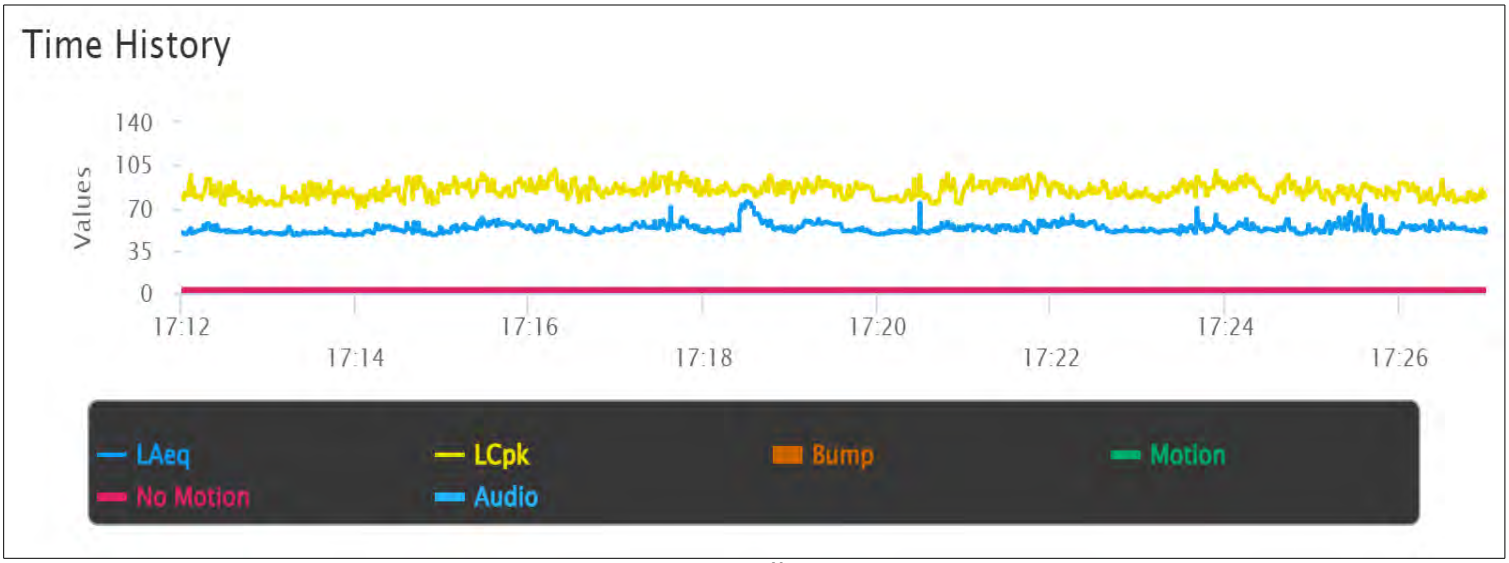
	1	2	3	4
Configuration	OSHA-PEL	OSHA-HC	ACGIH	NIOSH
Dose	0.0%	0.0%	0.0%	0.0%
Projected Dose	0.0%	0.0%	0.0%	0.0%
Lavg	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	90.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	42.5 dB	42.5 dB	42.5 dB	42.5 dB
Projected LEP'd/Lex,8h	57.5 dB	57.5 dB	57.5 dB	57.5 dB
Shift Time	8 hours	8 hours	8 hours	8 hours

Overall Measurement

Start Date & Time	2024-09-20 17:12:00	
Stop Date & Time	2024-09-20 17:27:00	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-28 07:59:15	
Calibrator Level	114.0 dB	
Meter Sensitivity	-37.99 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-07 12:48:40	
Calibrator Level	114.0 dB	
Meter Sensitivity	-38.41 dB re 1V/Pa	
Sensitivity Delta	0.42 dB	
Motion Percent	0.0%	
LAeq	57.5 dB	
LAleq	64.0 dB	
LCpk	101.1 dB	2024-09-20 17:16:17
LASmax	75.0 dB	2024-09-20 17:18:30
LAFmax	82.1 dB	2024-09-20 17:20:29
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12093
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-37.99 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3D:66EDACE0:00000000



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LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:38:27

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

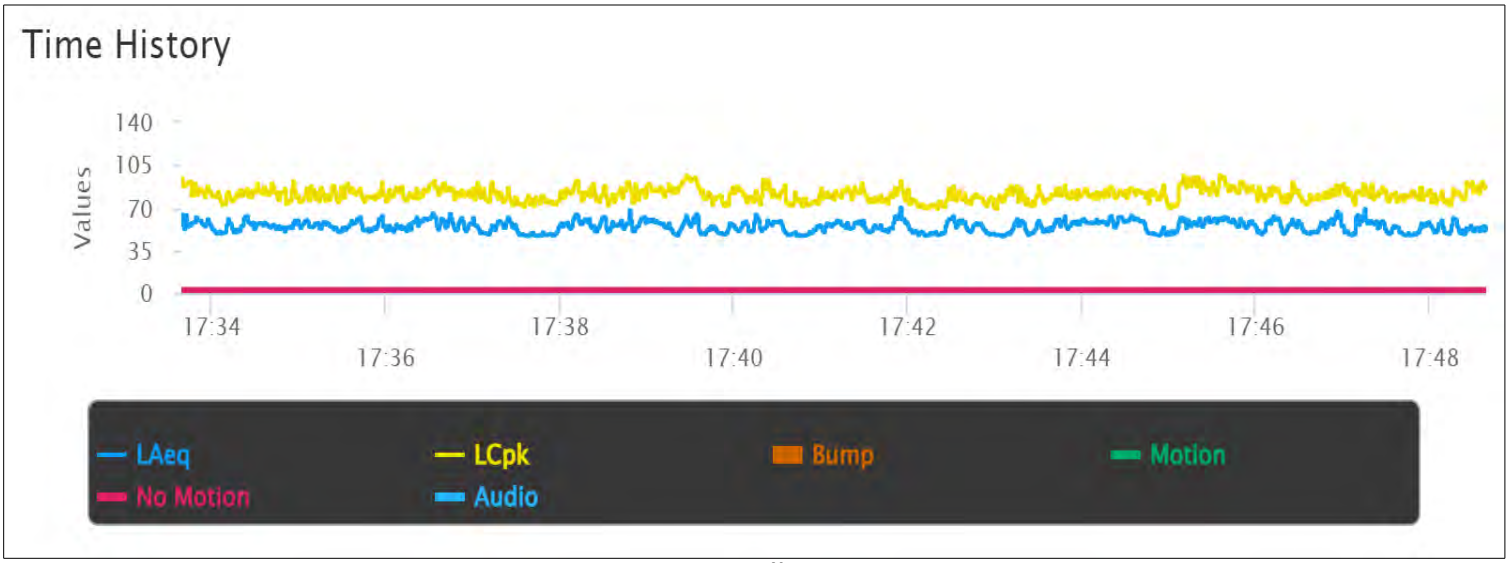
	1	2	3	4
Configuration	OSHA-PEL	OSHA-HC	ACGIH	NIOSH
Dose	0.0%	0.0%	0.0%	0.0%
Projected Dose	0.0%	0.0%	0.0%	0.0%
Lavg	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	90.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	42.0 dB	42.0 dB	42.0 dB	42.0 dB
Projected LEP'd/Lex,8h	57.0 dB	57.0 dB	57.0 dB	57.0 dB
Shift Time	8 hours	8 hours	8 hours	8 hours

Overall Measurement

Start Date & Time	2024-09-20 17:33:39	
Stop Date & Time	2024-09-20 17:48:39	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-28 07:59:15	
Calibrator Level	114.0 dB	
Meter Sensitivity	-37.99 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-07 12:48:40	
Calibrator Level	114.0 dB	
Meter Sensitivity	-38.41 dB re 1V/Pa	
Sensitivity Delta	0.42 dB	
Motion Percent	0.0%	
LAeq	57.0 dB	
LAleq	61.7 dB	
LCpk	96.6 dB	2024-09-20 17:45:35
LASmax	68.8 dB	2024-09-20 17:41:55
LAFmax	73.2 dB	2024-09-20 17:47:15
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12093
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-37.99 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3D:66EDB1F3:00000000



Powered by Larson Davis

LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:39:12

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

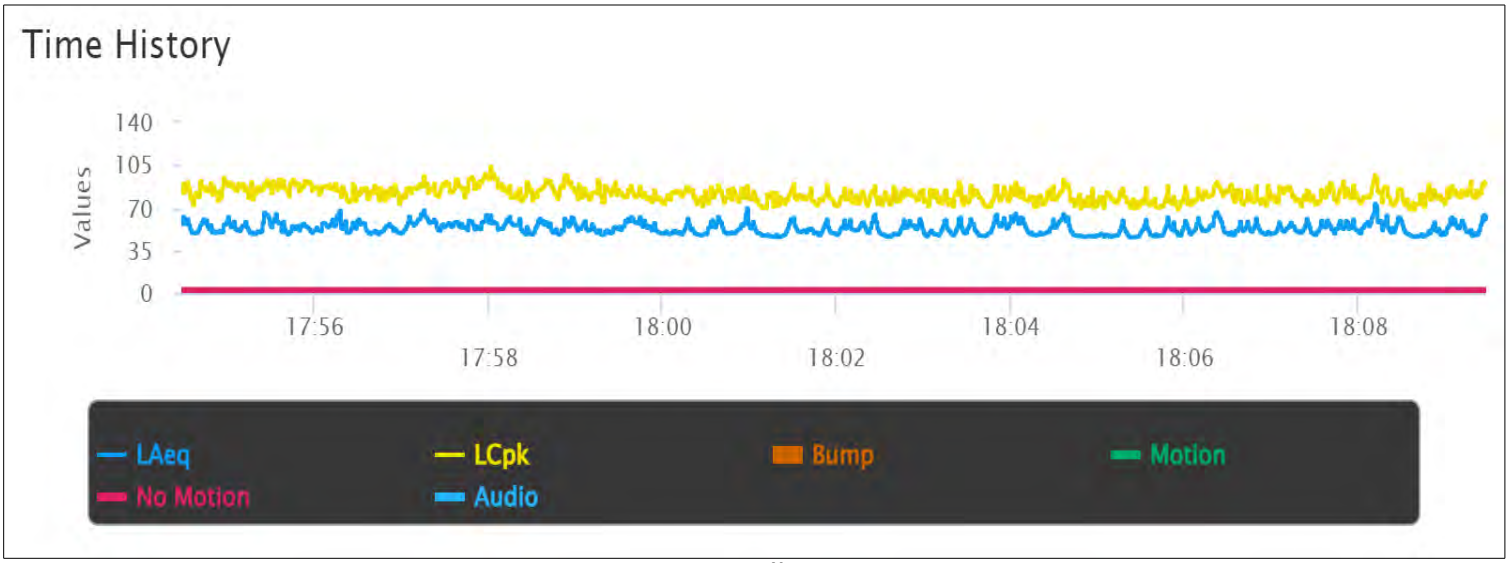
	1	2	3	4
Configuration	OSHA-PEL	OSHA-HC	ACGIH	NIOSH
Dose	0.0%	0.0%	0.0%	0.0%
Projected Dose	0.0%	0.0%	0.0%	0.0%
Lavg	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	90.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	41.4 dB	41.4 dB	41.4 dB	41.4 dB
Projected LEP'd/Lex,8h	56.4 dB	56.4 dB	56.4 dB	56.4 dB
Shift Time	8 hours	8 hours	8 hours	8 hours

Overall Measurement

Start Date & Time	2024-09-20 17:54:28	
Stop Date & Time	2024-09-20 18:09:28	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-28 07:59:15	
Calibrator Level	114.0 dB	
Meter Sensitivity	-37.99 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-07 12:48:40	
Calibrator Level	114.0 dB	
Meter Sensitivity	-38.41 dB re 1V/Pa	
Sensitivity Delta	0.42 dB	
Motion Percent	0.0%	
LAeq	56.4 dB	
LAleq	61.8 dB	
LCpk	103.6 dB	2024-09-20 17:58:01
LASmax	71.9 dB	2024-09-20 18:08:12
LAFmax	75.3 dB	2024-09-20 18:08:11
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12093
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-37.99 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3D:66EDB6D4:00000000



Powered by Larson Davis

LARSON DAVIS
A PCB DIVISION

Spartan 730 Summary: 2024-10-10 16:39:49

User:

Location:

Job Description:

Notes:

Virtual Dosimeters

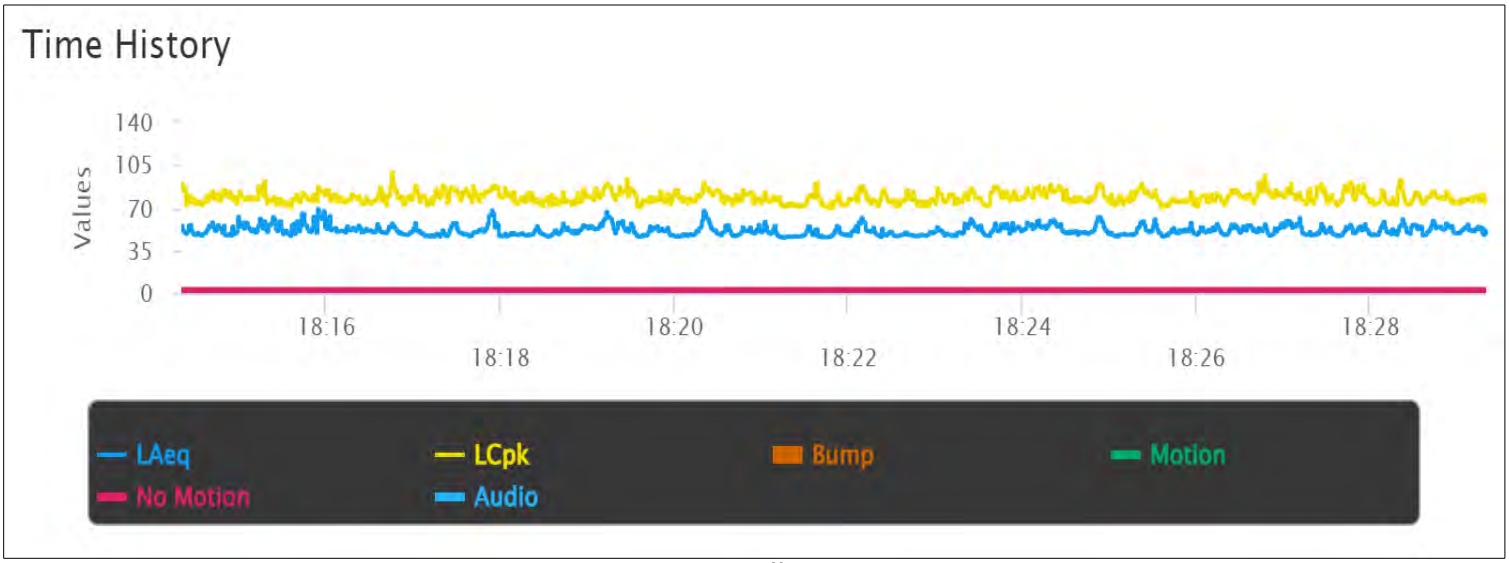
	1	2	3	4
Configuration	OSHA-PEL	OSHA-HC	ACGIH	NIOSH
Dose	0.0%	0.0%	0.0%	0.0%
Projected Dose	0.0%	0.0%	0.0%	0.0%
Lavg	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	90.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	39.1 dB	39.1 dB	39.1 dB	39.1 dB
Projected LEP'd/Lex,8h	54.1 dB	54.1 dB	54.1 dB	54.1 dB
Shift Time	8 hours	8 hours	8 hours	8 hours

Overall Measurement

Start Date & Time	2024-09-20 18:14:20	
Stop Date & Time	2024-09-20 18:29:20	
Run Time	00:15:00	
Pre-Calibration		
Date/Time	2024-06-28 07:59:15	
Calibrator Level	114.0 dB	
Meter Sensitivity	-37.99 dB re 1V/Pa	
Post-Calibration		
Date/Time	2024-10-07 12:48:40	
Calibrator Level	114.0 dB	
Meter Sensitivity	-38.41 dB re 1V/Pa	
Sensitivity Delta	0.42 dB	
Motion Percent	0.0%	
LAeq	54.1 dB	
LAleq	58.3 dB	
LCpk	98.7 dB	2024-09-20 18:16:45
LASmax	67.3 dB	2024-09-20 18:15:55
LAFmax	71.0 dB	2024-09-20 18:15:58
Overload Count	0	
Overload Duration	00:00:00	

Meter General Information

Serial Number	12093
Model	Spartan 730
Hardware Version	E
FW Version	1.203R14
Sensitivity (dB re 1V/Pa)	-37.99 dB
Manufacturer	Larson Davis
Unique File Id	007:00002F3D:66EDBB7C:00000000



Powered by Larson Davis

Appendix J

Tribal Outreach

City of Rialto
California

September 17, 2025

Agua Caliente Band of Cahuilla Indians
Lacy Padilla, Director of Historic Preservation
Tribal Historic Preservation Officer
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Padilla,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Agua Caliente Band of Cahuilla Indians
Reid Milanovich, Chairman
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Milanovich,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Augustine Band of Cahuilla Indians
Amanda Augustine, Tribal Chairperson
84-001 Avenue 54
Coachella, CA 92236

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Augustine,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Cabazon Band of Cahuilla Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Welmas,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Cahuilla Band of Indians
BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Esparza,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Schenk,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Cahuilla Band of Indians
Anthony Madrigal, Tribal Historic Preservation Officer
52701 CA Highway 371
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Madrigal,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Gabrielino - Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA 91307

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Alvarez,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Gabrielino - Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA 90740

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Dunlap,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 491078
Semi Valley, CA 93094

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Conley,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower CA 90707

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Dorame,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Gabrielino/Tongva Nation
Sandonne Goad, Tribal Chairwoman
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Goad,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Los Coyotes Band of Cahuilla and Cupeño Indians
Ray Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA 92089-0189

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Chapparosa,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Morongo Band of Mission Indians
Ann Brierty, Tribal Historic Preservation Officer
12700 Pumarra Road
Banning, CA 92220

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Brierty,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Martin,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Pauma Band of Luiseño Indians
Temet Majel, Chairman
P.O. Box 369
Pauma Valley, CA 92061

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Majel,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Ramona Band of Cahuilla
John Gomez, Environmental Coordinator
P.O. Box 391670
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Gomez,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Ramona Band of Cahuilla
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Hamilton,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

San Fernando Band of Mission Indians
Donna Smith Yocum, Chairwoman
P.O. Box 221838
Newall, CA 91322

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Yocum,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

San Gabriel Band of Mission Indians Gabrieleno Tongva
Chief Anthony Redblood Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Chief Morales,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Estrada,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Santa Rosa Band of Cahuilla Indians
Vanessa Minott, Tribal Administrator
P.O. Box 391820
Anza, CA 92539

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Minott,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P.O. Box 343
Patton, CA 92369

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Cochrane,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P.O. Box 343
Patton, CA 92369

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Walker,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Soboba Band of Luiseño Indians
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Valdez,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Soboba Band of Luiseño Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Ontiveros,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Torres-Martinez Desert Cahuilla Indians
Abraham Becerra, Cultural Coordinator
P.O. Box 1160
Thermal, CA 92274

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Becerra,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Torres-Martinez Desert Cahuilla Indians
Alesia Reed, Cultural Committee Chairwomen
P.O. Box 1160
Thermal, CA 92274

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Reed,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Torres-Martinez Desert Cahuilla Indians
Gary Resvaloso, Torres-Martinez Most Likely Descendant
P.O. Box 1160
Thermal, CA 92274

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Resvaloso,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

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City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Torres-Martinez Desert Cahuilla Indians
Mary Belardo, Cultural Committee Vice Chair
P.O. Box 1160
Thermal, CA 92274

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Ms. Belardo,

I am Art Cervantes, City Project Manager for the proposed Pacific Electric (PE) Trail Expansion (Project). Per the provisions of California Assembly Bill (AB) 52, a California Native American Tribe traditionally and culturally affiliated with the geographic area of a proposed project has the right to consult with the California Environmental Quality Act (CEQA) lead agency on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (PRC §21080.3.1(b)). Pursuant to AB 52, the City of Rialto (City) is providing you with formal notification of the proposed Project, located in San Bernadino County California (County). The City, as the CEQA lead agency, is contacting Native American tribes traditionally and culturally affiliated with the proposed project's geographic area who have requested formal notification of projects pursuant to Public Resources Code (PRC) Section 21080.3.1(c).

Project Description and Location
With several funding grants secured for the Project, the City is developing the Pacific Electric Trail to expand the existing corridor by approximately 1.75 miles. When complete, the PE Trail will run 21 miles east-west. The proposed project activities would occur within the Project footprint except in locations where public improvements or temporary construction easements would occur outside of the public ROW (see Attachment A, Project Map). The proposed Project would involve the construction of the PE Trail along the former Union Pacific Railroad (UPRR) track Right-of-Way (ROW) in San Bernardino County, California. The trail would run parallel to and between Rialto Avenue and Foothill Avenue, extending from Cactus Avenue to Pepper Avenue (Figure 1, *Regional Vicinity Map*). The proposed trail would be a paved shared-use path to match the existing PE Trail; specifically, it would be a 10-foot (Class I) multiuse path with 2-foot graded shoulder on each side. In addition, the proposed project would include a trailhead/parking lot on the east side of Cactus Avenue, signalized crossings at Cactus Avenue and Riverside Avenue, and widened curb ramps where the trail crosses roadways. The trail would be striped to accommodate two-way pedestrian/bicycle traffic and would have signage for safety. The highly urbanized proposed Project site is included in the San Bernardino County Transportation Authority (SBCTA) Non-Motorized Transportation Plan, which was most recently revised in June 2018.

The proposed Project is on the U.S. Geological Survey (USGS) 7.5-minute series Fontana and San Bernardino South topographic quadrangles in Township 1 South, Range 5 West, Section 24, and Township 1 South, Range 6, Section 19, San Bernardino Base Meridian, respectively.

City of Rialto
California

Summary of Cultural Resources Findings and Documentation
A records search for the proposed Project was conducted at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC). The records search indicated that there have been no archaeological resources recorded within the Project footprint or surrounding 0.25-mile area. One previously recorded built environment resource was identified in the surrounding 0.25-mile area.

An intensive pedestrian archaeological survey of the proposed Project footprint was completed by Sapphos Environmental, Inc. (SEI) in September 2024 and did not identify cultural material on the ground surface within the proposed Project footprint. Following 33 evaluations of built environment resource eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and the City of Rialto local preservation ordinance, it was determined that there are no built environment historical resources or historic properties within the Project footprint. Four buildings may qualify for City of Rialto local listing, including the Pacific Electric Depot, two sets of Sears Craftsman Bungalows, and a historic Rialto Police Department building.

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted by SEI on behalf of the City of Rialto on July 29, 2024, for the proposed Project footprint and surrounding area. The SLF search did not identify any recorded areas of special or sacred importance to Native American tribes or groups within the search area. The NAHC included a list of Native American contacts that are culturally affiliated with the Project area and may have additional information they wish to offer. In addition, a Native American contacts list including Native American tribes who have formally requested to be notified of proposed projects was on record with the City and has been utilized in the current notification mailing effort.

The CHRIS SCCIC records search results are attached for your review (see Attachment B, *Records Search Result Report*). Additional cultural resources documentation is available upon request. Please note, this information is confidential and is not to be redistributed to individuals without traditional or cultural affiliation.

Consultation Request
I am your main point of contact for this project. If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project, would like to share information about the proposed Project area, or would like to request any additional information, please contact me at acervantes@rialtoca.gov or 909-820-2531, copying our consultant Project Manager, Vincent Hellens, at vincenthellens@altago.com within 30 days of receipt of this notice with a formal request for consultation. You may also mail correspondence to me at the address below, however emailing is the most expeditious method of communicating, and provides an opportunity for me to respond immediately.

Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

City of Rialto
California

September 17, 2025

Torres-Martinez Desert Cahuilla Indians
Thomas Tortez, Chairperson
P.O. Box 1160
Thermal, CA 92274

SUBJECT: California Environmental Quality Act, California Assembly Bill 52 (Public Resources Code section 21080.3.1(b)), Formal Notification of Proposed Rialto Pacific Electric (PE) Trail Expansion Project

Dear Mr. Tortez,

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California

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Sincerely,

Art Cervantes, PMP
Engineering Manager
City of Rialto | Public Works – Engineering
335 W Rialto Avenue, Rialto, CA 92376

Hi Gary,

Thank you for the feedback. We will add this to the reports.

SEAN SMALLS
Associate Landscape Architect I | **Alta Planning + Design, Inc.**
o: 213.489.7443 | **c:** 757.439.1339
Los Angeles, CA | altago.com
Upcoming Out of Office 6/27

From: Jones, Gary A@DOT <gary.jones@dot.ca.gov>
Sent: Tuesday, June 24, 2025 8:57 AM
To: Sean Smalls <seansmalls@altago.com>
Cc: Burton, Aaron P@DOT <aaron.burton@dot.ca.gov>; Content-Watkins, Bryna@DOT <Bryna.Content-Watkins@dot.ca.gov>; Art Cervantes <ACervantes@rialtoca.gov>; Ryan Nordness <RNordness@sapphosenvironmental.com>; Laura Razo <lrazo@sapphosenvironmental.com>; Jo Aquino <JAquino@sapphosenvironmental.com>; Aimee Frappied <Afrappied@sapphosenvironmental.com>; Vincent Hellens <VincentHellens@AltaGO.com>
Subject: FW: Section 106: Rialto Pacific Electric Trail Extension Project, ATPL 5205(033), Caltrans District 8 [CA-CTD8-2025-1]

This Message is from an external sender.

Good morning Sean,

The Yuhaaviatam of San Manuel Nation has responded with final comments. Please make sure this is added to the Cultural report for the PE Trail Extension project.

Thanks,
Gary

Gary Jones, M.A.
Senior Environmental Planner
District Native American Coordinator
Local Assistance – Environmental Support
Caltrans District 8
464 W. 4th Street, 6th Floor – MS 760
San Bernardino, CA 92401
(909)261-8157
Telework Wed, Thu and Fri

Furthermore, the study of the present surroundings is insufficient: the history of the people, the influence of the regions through which it has passed on its migrations, and the people with whom it came into contact, must be considered.

- Franz Boas

From: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Sent: Tuesday, June 24, 2025 8:51 AM
To: Jones, Gary A@DOT <gary.jones@dot.ca.gov>
Subject: Section 106: Rialto Pacific Electric Trail Extension Project, ATPL 5205(033), Caltrans District 8 [CA-CTD8-2025-1]

Hello Gary,

Thank you for providing the requested information.

After reviewing the reports, YSMN has low concerns about the project footprint.

However, YSMN requests that the following language, or some variation thereof, be made a part of the project conditions/COAs/NTP:

1. If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot buffer of the find shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
2. In the event that any pre-contact cultural resources are discovered during project activities, all work within a 60-foot buffer shall cease, and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, Yuhaaviatam of San Manuel Nation will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, in order to provide Tribal input. The archaeologist shall complete an isolate/site record for the find and submit this document to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation.
3. If eligible pre-contact resources are discovered, and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop a cultural resources Treatment Plan and a Discovery and Monitoring Plan. Drafts of which shall be provided to Yuhaaviatam of San Manuel Nation for review and comment. The Lead Agency or designated POC shall, in good faith, consult with Yuhaaviatam of San Manuel Nation on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.

This communication concludes YSMN's input on this project, at this time, and no additional consultation pursuant to Section 106 of the NHPA is required unless there is an unanticipated discovery of cultural resources during project implementation. If you should have any further questions regarding this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,

Kristen

Kristen Tuosto
Tribal Archaeologist
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O:(909) 864-8933 x50-3421
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26569 Community Center Dr Highland, California 92346

