

APPENDIX B
CULTURAL RESOURCE EVALUATION
REPORT

APPENDIX

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CULTURAL RESOURCES COMPLIANCE REPORT

FULLERTON UNION HIGH SCHOOL
FIELD IMPROVEMENT AND ATHLETIC BUILDING PROJECT

City of Fullerton
Orange County, California

Prepared for:

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For Submittal to:

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Title: Cultural Resources Compliance Report: Fullerton Union High School Field Improvement and Athletic Building Project, City of Fullerton, Orange County, California

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USGS Quadrangle: La Habra and Anaheim, Calif., 7.5’ quadrangle; Section 27, T3S R10W, San Bernardino Baseline and Meridian

Project Size: Approximately 6.7 acres

Keywords: Northern Orange County; project effect assessment; Site 30-0157211: Fullerton Union High School, 1910s-1930s; Site 30-0157212: Fullerton Junior College (now Fullerton College), 1930s; *No Impact* on “historical resources” under CEQA

EXECUTIVE SUMMARY

Between October 2025 and January 2026, CRM TECH performed a cultural resources study on approximately 6.7 acres of vacant land on the campus of the Fullerton Union High School (FUHS), in the central portion of the City of Fullerton, Orange County, California. The subject property of the study consists of approximately 4.2 acres of athletic fields and parking lot on the west side of Lemon Street and approximately 2.5 acres of athletic fields and parking lot on the east side. The entire project area lies within the southwest quarter of Section 27, Township 3 South, Range 10 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey La Habra, California, 7.5' quadrangle.

The study is a part of the environmental review process for proposed facility improvements outlined in the Fullerton Joint Union High School District (FJUHSD) Facilities Master Plan, including the installation of sports field lighting, the construction of a two-story athletic building and a restroom building, and associated parking and access enhancements, landscaping, and fencing. The FJUHSD, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the FJUHSD with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist within or adjacent to the project area.

To identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey of the project area and a reconnaissance-level field inspection of historical buildings on the rest of the campuses. The results of these research procedures demonstrate that both portions of the project area are encompassed in the boundaries of previously recorded cultural resources. The western portion is included in Site 30-0157211, the historical campus of the FUHS, while the eastern portion has been delineated as a part of Site 30-0157212, the historical campuses of neighboring Fullerton College. Both properties were recorded into what is now the California Historical Resources Inventory in the 1970s, with the records focused primarily on the pre-WWII buildings of each campus.

Since then, the Fullerton College campus has been listed in the National Register of Historic Places as a district, as has a portion of the FUHS campus, specifically Fullerton Auditorium (formerly the Louis E. Plummer Auditorium) and the Pastoral California mural on its exterior wall. As any property listed in the National Register is automatically included in the California Register of Historical Resources, Fullerton College, Fullerton Auditorium, and the mural clearly meet CEQA definition of “historical resources.” Existing records provide no evidence that the FUHS campus as a whole has been formally evaluated under the California Register criteria. Since the proposed project would not have any direct impact on the existing buildings, a systematic analysis and evaluation of the entire campus is beyond the scope of this study. In light of its 110-year-long history as the home of the first high school in the Fullerton area (and the second in Orange County), however, the campus can be presumed to qualify as a “historical resource” for the purpose of this project with a local level of significance.

The proposed project involves a very small portion of the area occupied by the two campuses, which combine to measure approximately 120 acres in total (with 70 acres included in the site boundaries of 30-0157211 and 30-0157212), and has little potential to affect the characters and integrity of the

existing buildings. The athletic fields, parking lots, and other features currently extant in the project area mostly date to the post-1972 era, well after the established periods of significance for the FUHS and Fullerton College campuses, and all of them have undergone significant alterations in their configuration, appearance, and/or setting in the most recent decades. As secondary features of relatively late vintage and compromised historic integrity, they do not constitute major contributors to the historic significance of the campuses, nor do they demonstrate sufficient potential to be considered significant individually.

In addition, the new buildings to be constructed as a part of the project, located well behind Fullerton Auditorium and the other historical buildings of the FUHS, are relatively low in profile and by design will be architecturally compatible to the existing campus. As such, the new construction would not diminish the historic integrity of the FUHS campus or that of the historical buildings significantly. Based on these considerations, and pursuant to PRC §5020.1(q), CRM TECH recommends to the FJUHSD a conclusion that the proposed project will not cause a substantial adverse change in the significance of the FUHS and Fullerton College campuses. Therefore, CRM TECH further recommends that the project may be cleared to proceed in compliance with cultural resources provisions of CEQA.

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INTRODUCTION

Between October 2025 and January 2026, CRM TECH performed a cultural resources study on approximately 6.7 acres of vacant land on the campus of the Fullerton Union High School (FUHS), in the central portion of the City of Fullerton, Orange County, California (Fig. 1). The subject property of the study consists of approximately 4.2 acres of athletic fields and parking lot on the west side of Lemon Street and approximately 2.5 acres of athletic fields and parking lot on the east side (Figs. 2, 3). The entire project area lies within the southwest quarter of Section 27, Township 3 South, Range 10 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey (USGS) La Habra, California, 7.5' quadrangle (Fig. 2).

The study is a part of the environmental review process for proposed facility improvements outlined in the Fullerton Joint Union High School District (FJUHSD) Facilities Master Plan, including the installation of sports field lighting, the construction of a two-story athletic building and a restroom building, and associated parking and access enhancements, landscaping, and fencing. The FJUHSD, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000 et seq.). The purpose of the study is to provide the FJUHSD with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist within or adjacent to the project area.

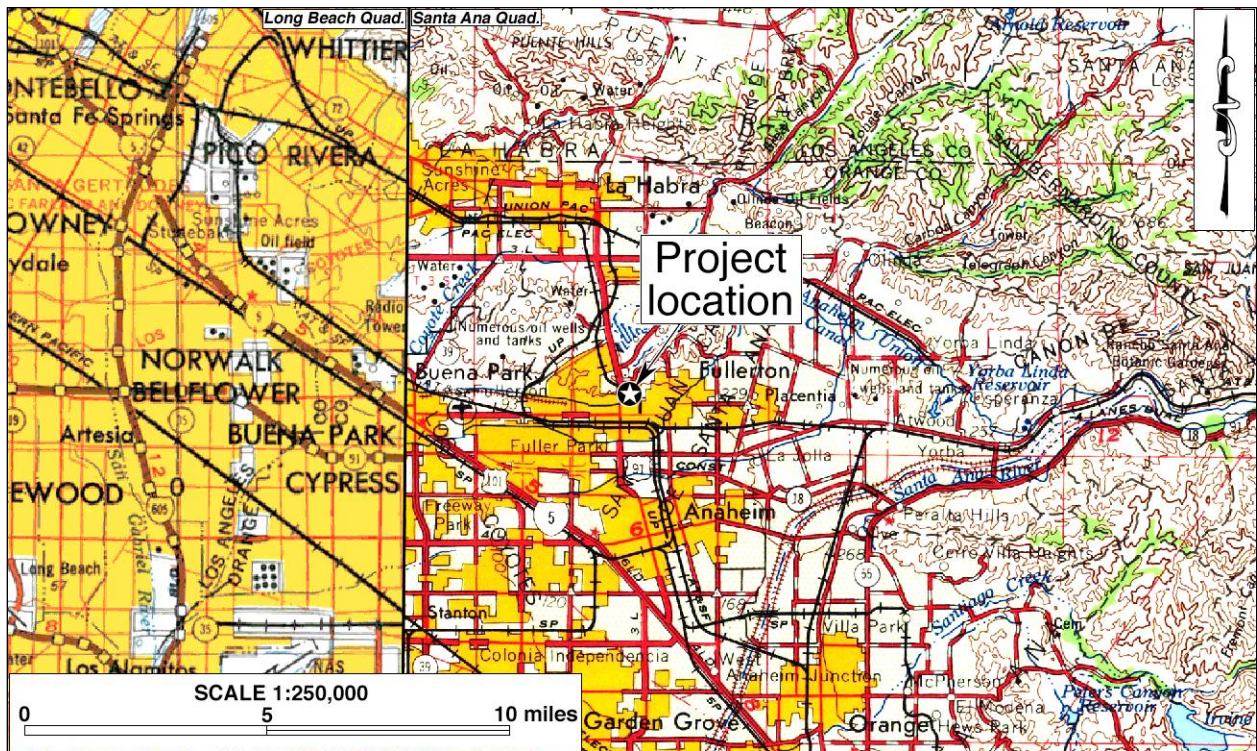


Figure 1. Project vicinity, based on USGS Long Beach and Santa Ana, Calif., 120'x60' quadrangles (USGS 1978; 1979).

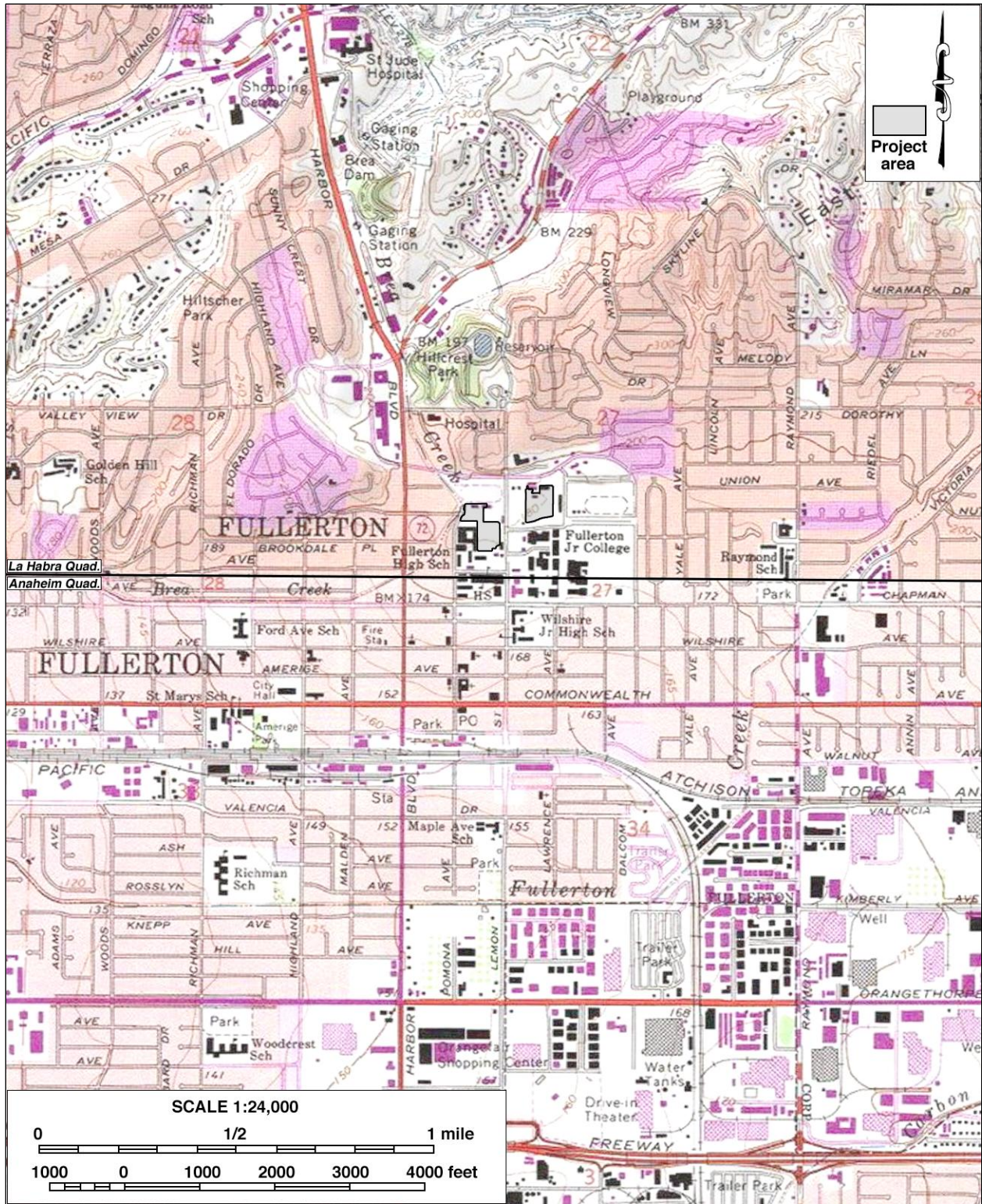


Figure 2. Project location, based on USGS La Habra and Anaheim, Calif., 7.5' quadrangles (USGS 1981a; 1981b).

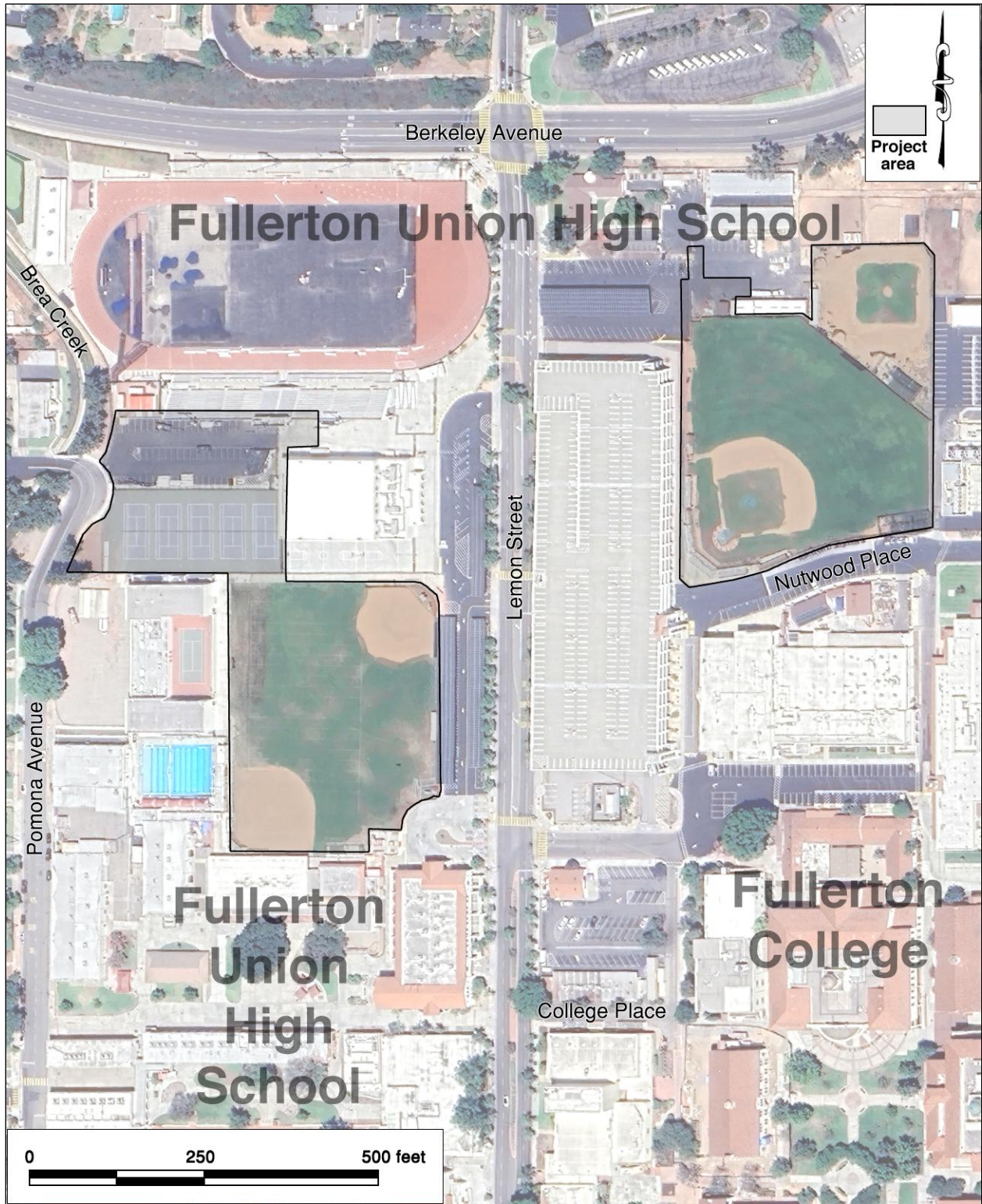


Figure 3. Recent satellite image of the project area, based on Google Earth imagery.

To identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey of the project area and a reconnaissance-level field inspection of historical buildings on the rest of the campuses. The following report is a complete account of the methods, results, and conclusion of the study. Personnel who participated in these research procedures are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

HISTORIC CONTEXT

The Los Angeles Basin, including the Fullerton area, was originally part of the Tongva/Kizh (Gabrielino) people's traditional territory. In July 1769, a Spanish expedition led by Gaspar de Portolá passed through what is now the Fullerton area and noted "an Indian village of about fifty persons" (La Tour 2025). The region was claimed by Spain and eventually fell under the influence of the Missions San Gabriel Arcangel and San Juan Capistrano. After Mexico gained independence from Spain, what is now the City of Fullerton became part of a Mexican land grant known as Rancho San Juan Cajón de Santa Ana, which was awarded in 1837 to Juan Pacifico Ontiveros, the *mayordomo* of Mission San Juan Capistrano, and his wife Mario Ontiveros (La Tour 2025). Ultimately Oliveros began to sell off parcels of the rancho, with a portion becoming part of the vast land holdings of Abel Stearns, a prominent Yankee-turned *ranchero* (La Tour 2025).

Around 1860, Basque immigrant Domingo Bastanchury purchased Stearn's parcel to raise and graze sheep, with other early residents including Scottish immigrant Alex Gardiner and German immigrant Andrew Rorden arriving by wagon train in the 1870s to establish farms (La Tour 2025). In 1887, the California Central Railroad, a subsidiary of the Atchison, Topeka and Santa Fe Railway, sent George H. Fullerton, president of the Pacific Land and Improvement Company (also a Santa Fe subsidiary), to the area in order to purchase land for a railroad right-of-way.

The town of Fullerton was founded that year by brothers George and Edward Amerige, wealthy grain merchants from Boston who purchased the 430-acre townsite located north of Anaheim after hearing rumors of the upcoming rail line. The Amerige brothers negotiated with George Fullerton, offering free right-of-way in exchange for Fullerton's assurance that the area would be included on the railroad line (La Tour 2025; City of Fullerton n.d.). On July 5, 1887, Edward Amerige drove a stake into what is now the corner of Harbor Boulevard and Commonwealth Avenue, and the townsite of Fullerton was born, named in honor of its benefactor, George Fullerton.

Oil prospecting had begun in the canyons to the north of the new town by the 1880s and was booming by the turn of the 20th century. The Olinda-Fullerton oil field, among the most prolific and longest running, was described as one of the best in the state (RareMaps n.d.). By the 1920s, at least 376 oil wells were present in the northern portion of Fullerton, producing a monthly average of 325,000 barrels (La Tour 2024).

Parallel to the early expansion of the oil industry, in 1894 Charles Chapman, a retired Chicago publisher, purchased an orange orchard in eastern Fullerton, specializing in the Valencia variety of oranges, which he promoted from his Santa Ysabel Ranch (La Tour 2022a). Drawing upon his experience in publishing and marketing, Chapman created colorful orange crate labels for his Old Mission and Golden Eagle orange brands depicting idyllic scenes and elevating the labels to artistic

levels (La Tour 2022a; Fullerton College Centennial n.d.). The Valencia variety proved to be well suited to the local climate, and Fullerton became home to more orange groves than any other municipality in the United States (La Tour 2022a; Fullerton College Centennial n.d.). With the success of his citrus ranches, Chapman gained economic and political power, becoming Fullerton's first mayor when the city incorporated in 1904 (Fullerton College Centennial n.d.).

The FJUHSD were formed, along with the FUHS, in the spring of 1893 through a special election to serve northern Orange County, specifically the elementary school districts of Buena Park, Fullerton, Orangethorpe, and Placentia (La Tour 2022b). The new high school opened for classes in the fall of 1893 with eight students in attendance, in a rented room on the second floor of the Fullerton Elementary School. Classes were taught by the school principal, W.R. Carpenter, and included Latin, physics, algebra, geometry, history, and English (La Tour 2022b).

By 1908, with enrollment increased to 62 students, the high school received a new principal, Delbert Brunton, and moved to a new building. That summer, Brunton canvassed the area on bicycle seeking out prospective students in an effort to boost enrollment. At the time, the need for education beyond eighth grade was not seen as universal, and the high school was seen as a tax burden by some in the community (La Tour 2022b). In 1910, fire destroyed the high school building, resulting in classes moving to tents and bungalows until Fullerton voters approved a bond to pay for new buildings in 1911. The high school board of trustees approved the formation of a junior college as an extension of the high school in 1913, with a class of 26 students. Delbert Brunton also served as the head of the new Fullerton Junior College (La Tour 2023). During the Great Depression, at least 20 federal projects were undertaken by the Civil Works Authority between 1933 and 1942 to improve the FUHS and Junior College campus.

In the post-WWII era, the FJUHSD continued to expand with the establishment of La Habra High School in 1954 and Buena Park High School in 1956 (FJUHSD n.d.). Currently there are six comprehensive high schools, an alternative school, and a continuation school in the district, which serves over 12,300 students as of the 2025-2026 school year (FJUHSD n.d.). Meanwhile, the City of Fullerton, like other northern Orange County communities, has seen accelerated suburban residential development and increasingly taken on the characteristics of a "bedroom community" in support of the Greater Los Angeles area. As of 2025, the city's total population was estimated to be just over 140,000, spread over an area of 22 square miles (City of Fullerton n.d.).

RESEARCH METHODS

RECORDS SEARCH

The historical/archaeological resources records search for this study was completed on October 27, 2025, by CRM TECH archaeologist Eulices Lopez at the South Central Coastal Information Center at California State University, Fullerton. The purpose of the records search is to identify previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH archaeologist/historian Hunter O'Donnell and archaeologist/report writer Frank Raslich on the basis of published literature in local and regional history, USGS topographic maps dated 1896-1981, and aerial/satellite photographs of the Fullerton area taken between 1952 and 2025, which are accessible through the Google Earth software and at the Nationwide Environmental Title Research (NETR) Online website. For information specific to the FUHS and the FJUHS, O'Donnell supplemented these sources with historical and contemporary news accounts and online genealogical and architectural databases.

CONSULTATION WITH LOCAL COMMUNITY

As a part of the research procedures, CRM TECH archaeologist Deirdre Encarnación contacted Fullerton Heritage, which is the leading local historical society, and the Community and Economic Development Department of the City of Fullerton, Planning Division, in writing for supplementary information on potential historical resources in the project vicinity, local historical interests in the FUHS and Fullerton College campuses, or any other cultural resources concerns regarding the proposed project. The consultation to both organizations was initiated via e-mail on December 8, 2025, and the response(s) are summarized in the sections below.

FIELD INSPECTION

On December 11, 2025, Hunter O'Donnell carried out the fieldwork on the project area and the two campuses. Both portions of the project area, encompassing three baseball/softball fields, two parking lots, and a set of five tennis courts, were surveyed at an intensive level by walking parallel east-west transects spaced 15 meters (approximately 50 feet) apart. In this way, the ground surface in the project area was systematically and closely examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years of age or older). Visibility of the natural ground surface was good to excellent at some locations in the project area but was mostly poor since much of the ground surface was covered by pavement or lawn grass. In light of the extent of past ground disturbance in the project area, the ground visibility was not considered a major hindrance to the survey efforts.

In conjunction to the intensive-level archaeological field survey, O'Donnell also conducted a reconnaissance-level field inspection of known historical buildings on both campuses. The purpose of this part of the fieldwork was to document of current conditions of the buildings and to assess the potential for the proposed project to result in any visual or atmospheric effect on their existing characters or to impact their historic integrity indirectly otherwise.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the western portion of the project area had not been the subject of any systematic cultural resources surveys prior to this study while the eastern portion was included in a 2003 survey of the Fullerton Collage campus and the former Wilshire Junior High

School campus across Chapman Avenue to the south (OR-03509 in Fig. 4). That survey did not identify any cultural resources within or adjacent to the current project area, but it was focused on buildings and structures of historical age and did not include a systematic inspection of the vacant fields (Secord 2003). In any event, the 2003 survey is now more than 20 years old and therefore outdated for statutory compliance considerations today.

SCCIC records further indicate that, during a citywide historical building survey in 1979, both the FUHS campus and the Fullerton College campus were recorded into what is now the California Historical Resources Inventory and subsequently designated Sites 30-0157211 and 30-0157212, respectively (see App. 2). The records are focused primarily on the pre-WWII buildings of each campus, covering 24 acres of 37-acre high school campus and 46 acres of the 83-acre college campus. The majority of the buildings noted in the records were constructed in the 1930s under the auspices of the Works Progress Administration. The eastern portion of the project area, while technically not a part of Fullerton College today, was included in the boundaries of Site 30-0157212 at the time.

Among the 1930s buildings, Fullerton Auditorium on the FUHS campus, known then as the Louis E. Plummer Auditorium, was officially listed in the National Register of Historic Places in 1993 (NRHP No. 93001019; Fullerton Heritage n.d.). In 2020, the Pastoral California mural on the exterior wall of the auditorium was added to the National Register on its own merits (Fullerton Heritage n.d.). Then in 2023, the Fullerton College campus was listed in the National Register as a historic district (NRHP No. 100008709; Fullerton Heritage n.d.). In addition to the National Register listing, Fullerton Auditorium has also been designated by the City of Fullerton as Landmark No. 10 (Fullerton Heritage 2022).

With the one-mile scope of the records search, SCCIC record identify a total of 35 additional studies completed between 1977 and 2014, most of them conducted on very small areas in the fully urbanized city center, such as the sites of telecommunications facilities and other infrastructure features (Fig. 4). In all, the previous studies covered approximately 20% of the area within the scope of the records search and resulted in the recordation of 46 additional cultural resources.

The vast majority of these 46 localities, numbering 45 in total, dated exclusively to the historic period. They represent predominantly residential, commercial, civic, educational, or religious buildings, including many of the best recognized local historic landmarks in Fullerton, with a few archaeological sites such as refuse scatters also among them. Two of the buildings, Fullerton Auditorium (30-157210) and the John Hetebrink House (30-157213), are located on the FUHS and Fullerton College campuses, respectively, but neither of them is in close proximity to the project area. The one site that had a prehistoric (i.e., Native American) component consisted of a few lithic artifacts mixed with historic-period refuse. None of these 46 localities was found in the immediate vicinity of the project area. Therefore, none of them requires further consideration during this study.

HISTORICAL BACKGROUND RESEARCH

Historical sources suggest that development activities in the project vicinity began with the establishment of the FUHS campus in 1912-1913 and the Fullerton College Campus in 1934-1935

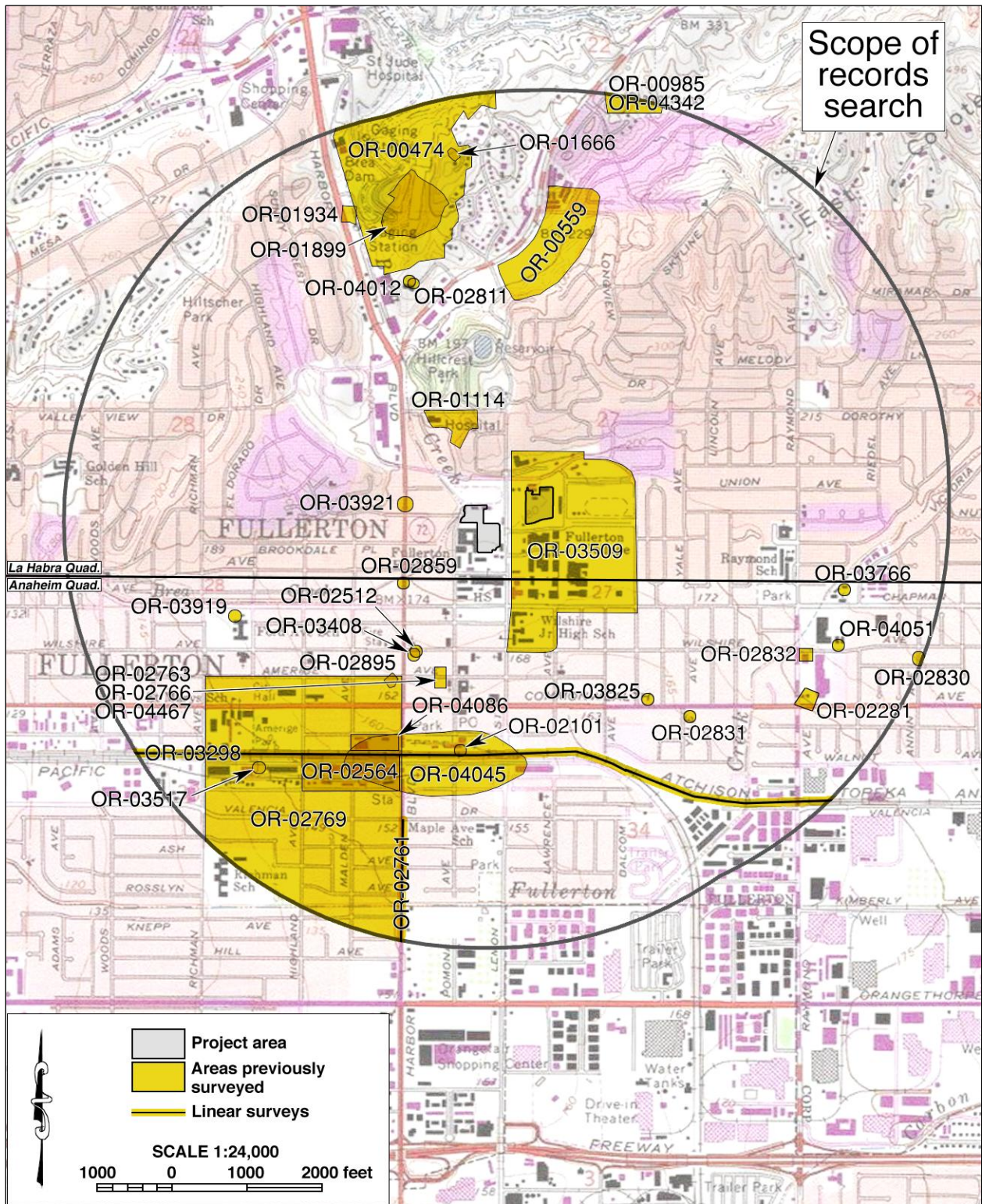


Figure 4. Previous cultural resources studies in the vicinity of the project area, listed by SCCIC file number. Locations of known historical/archaeological resources are not shown as a protective measure.

(Figs. 5-9). Prior to that, no human-made features were known to be present in or near either portion of the project area. In 1911, the FJUHS purchased 15 acres on Chapman Avenue for a new site of the FUHS for \$15,000, with a plan to spend \$100,000 on buildings designed by Los Angeles architect Norman E. Marsh, including an auditorium, assembly hall, scenic building, central heating plant, and polytechnic building (*Register* 1911). In March of 1913 the school opened to the public with a dedication ceremony with 900 people present to see the nearly completed \$253,000 school (*Anaheim Gazette* 1913). In the same year, the Fullerton Junior College opened for classes on the FUHS campus, thus becoming the oldest continuously operating community college in California (Fullerton Heritage n.d.)

Between 1920 and 1930, the City of Fullerton’s population doubled from 4,415 to 10,860 (La Tour 2024). In the surrounding area, the citrus and petroleum industries were thriving. The

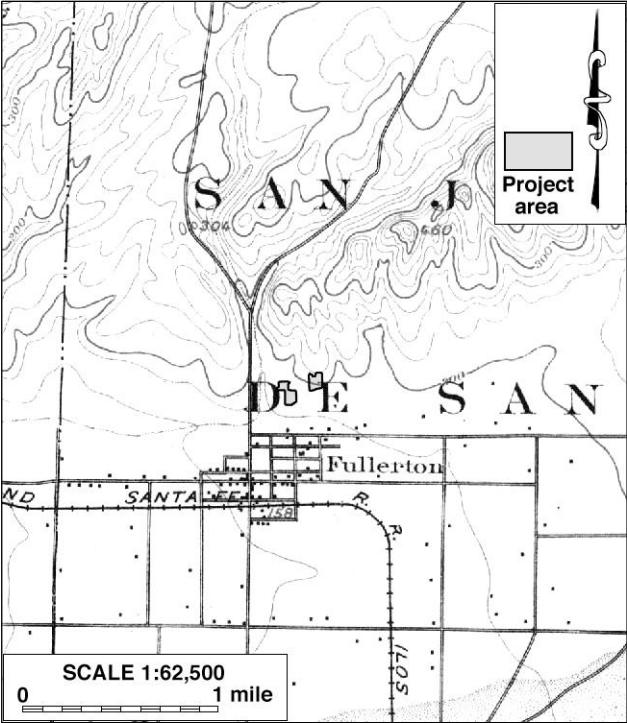


Figure 5. The project area and vicinity in 1894. (Source: USGS 1896)

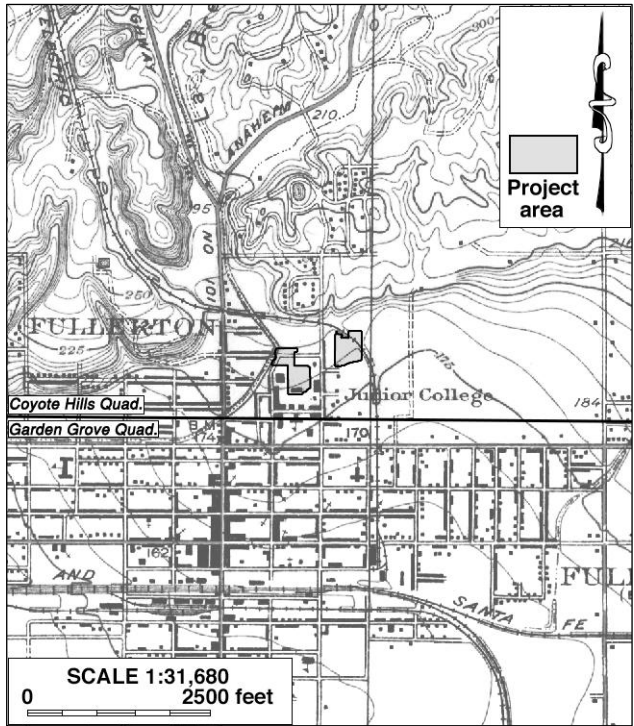


Figure 6. The project area and vicinity in 1932. (Source: USGS 1935a; 1935b)

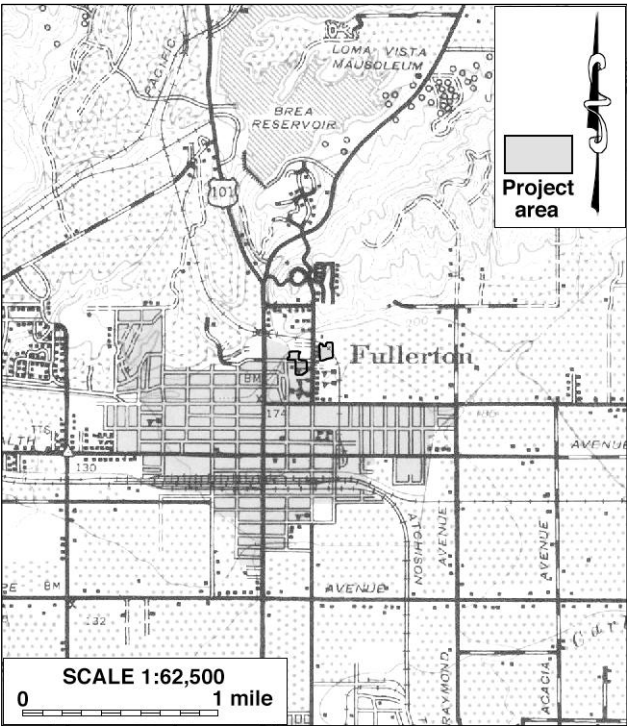


Figure 7. The project area and vicinity in 1939. (Source: USGS 1942)

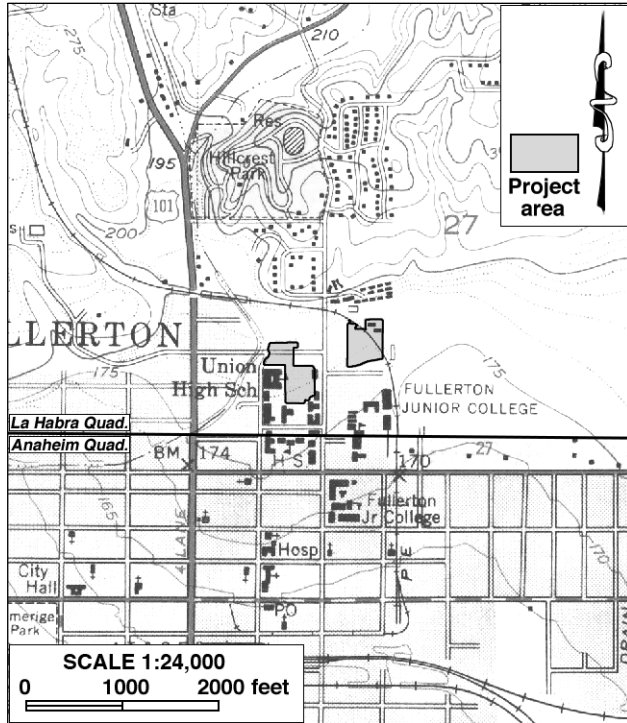


Figure 8. The project location and vicinity in 1947-1950
(Source: USGS 1950a; 1950b)

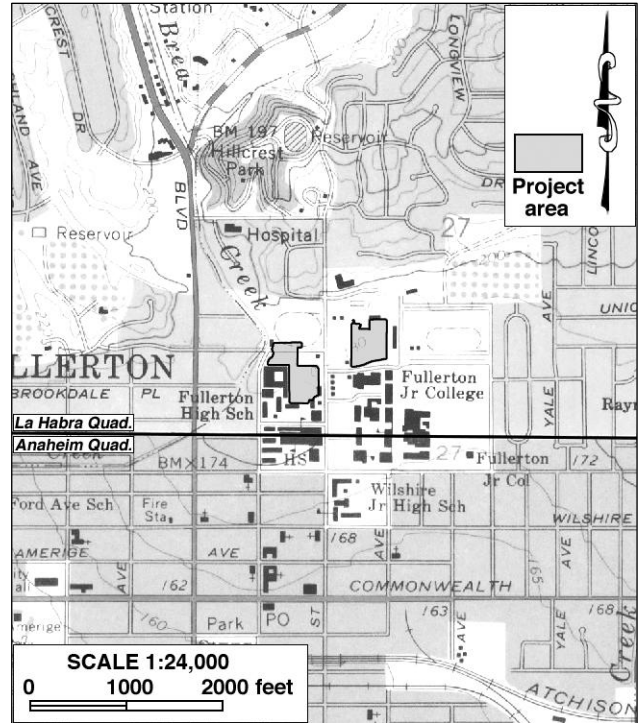


Figure 9. The project area and vicinity in 1963-1964.
(Source: USGS 1964; 1965)

Bastanchury ranch, in the present-day Sunny Hills area, was the largest orange grove in the world at 2,600 acres, and the Fullerton fields in the northern part of town produced a monthly average of 325,000 barrels of oil (La Tour 2024). These industries contributed to the rapid growth and through of the City of Fullerton and other communities nearby through the 1940s (Figs. 6, 7). During that period, the Fullerton Junior College established its own campus on 14.54 acres purchased for \$29,980 in 1934 (Fullerton Heritage n.d.). Construction of the first buildings on campus, designed by architect Harry K. Vaughn of Los Angeles and Fullerton, was carried out from 1935 to 1942, funded in part by the federal government through the various New Deal programs (Fullerton Heritage n.d.).

Citrus cultivation continued to be the dominant land use throughout the 1950s but began to wane as suburban residential and commercial development was evident by the early 1960s (Figs. 8, 9; NETR Online 1953; 1963). As the population increased, so did the need for public education. Fullerton places a strong emphasis on education, exemplified by the establishment of California State University, Fullerton, in 1957. This institution has since grown to become one of the largest universities in California, playing an essential role in the local economy and fostering a vibrant academic community that enriches the culture and demographics of the city. Like most of southern California and elsewhere, the period following World War II marked a significant surge in Fullerton's population, driven by an influx of returning veterans and their families. This demographic shift spurred the rapid expansion of residential neighborhoods, transforming Fullerton into a quintessential suburban community by the 1960s (City of Fullerton, n.d.; Fig. 9).

According to historical maps, at least one building of the FUHS was located in western portion of the project area during the early 1930s, and the eastern portion was partially occupied by the Pacific

Electric Railway (Fig. 7). By the 1950s, the FUHS building in the project area was no longer extant, while several buildings had appeared at the northern end of the eastern portion of the project area (Fig. 8; NETR Online 1953). Most of project area was by then a part of the FUHS-Fullerton College athletic complex (NETR Online 1953). The Pacific Electric Railway was dismantled sometime before 1963, and during the 1970s all of its remnants in and near the project boundaries were removed, as were the buildings in the eastern portion of the project area (Fig. 9; NETR Online 1953-1980).

Since the 1950s, the athletic complex has been modified significantly, along with its associated features such as parking lots (NETR Online 1953-2022; Google Earth 1995-2025). Historical aerial photographs demonstrate that the junior varsity and varsity softball fields in the western portion of the project area and the adjacent tennis courts, originally numbering ten in total, were built sometime between 1972 and 1980, while the parking lot further to the north was expanded and reconfigured during the same period (NETR Online 1972; 1980). The current configuration and appearance of the softball fields, however, dates only to the 1997-1998 era (NETR Online 1997; 1998). In 2020-2021, the easternmost tennis courts were removed to accommodate the construction of a new gymnasium, and the remaining courts were rebuilt and reconfigured, as was the parking lot (Google Earth 2022; 2021).

In the eastern portion of the project area, most of the baseball field has been in existence since at least 1953, but the northerly extension of the field was added in the 1970s (NETR Online 1972; 1980). The parking area to the north of the main baseball field also came into being in the 1970s (NETR Online 1972; 1980). Over the years, the areas adjacent to the project boundaries have undergone substantial changes as well, most notably the repeated reconstruction and reconfiguration of what are now the track and football field of the Fullerton Stadium at the northern end of the high school campus in the 1970s and in 2016-2017 and the construction of a four-level parking structure between the two portions of the project area in 2006-2006 (NETR Online 1972; 1980; Google Earth 2005-2017). As a result of these modifications, the visual and atmospheric character of the project area and its immediate vicinity has been constantly evolving over the past seven decades.

CONSULTATION WITH LOCAL COMMUNITY

As stated above, written inquiries were sent to Fullerton Heritage and the Community and Economic Development Department of the City of Fullerton, Planning Division, on December 8, 2025. In an e-mail reply on the same day, Andrew Kusch, Associate Planner with the City, requested that project details and plans be forwarded via e-mail. Mr. Kusch included several links regarding cultural resources on the city website, including the Local Register of Historical Resources and the procedure for review of proposals for a designated “Historical Landmark” and “Significant Properties,” as well as a table of properties listed on the National Register of Historic Places located near the campus. Information from these sources is incorporated into the historical background research results. To date, no response has been received from Fullerton Heritage.

FIELD INSPECTION

During the field survey, both portions of the project area were observed as having been extensively disturbed by past construction activities associated with the existing athletic fields and parking lots



Figure 10. Typical landscape in the project area.

(Fig. 10). On the west side of Lemon Street, the three FUHS buildings identified as predating WWII in age, namely Fullerton Auditorium at the corner of Chapman Avenue and Lemon Street and two classroom buildings at the corner of Chapman Avenue and Pomona Avenue, all of them from the 1930s (see App. 2), are located more than 400 feet from the western portion of the project area, with several multi-story buildings of much later vintages in between, including one built as recently as 2005 (Google Earth 2005).

To the east of Lemon Street, the four 1930s buildings identified in the National Register listing for Fullerton College are clustered around “the Quad” on Chapman Avenue, mixed with other buildings from the 2006-2011 era (Fullerton Heritage n.d.). The nearest among them is roughly 350 feet to the south of the eastern portion of the project area, again with other, multi-story buildings between them, most prominently the technology and engineering building from the 1953-1963 era (NETR Online 1953; 1963). At such distances, and with sufficient visual barrier in place, the proposed project would not present a substantial intrusion into the viewshed of the historic buildings of either campus.

MANAGEMENT CONSIDERATIONS

APPLICABLE STATUTORY/REGULATORY FRAMEWORK

CEQA 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” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be

impaired.” As defined by PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any properties listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). In other words, buildings, structures, sites, or districts that belong to one or more of the following three categories are to be considered “historical resources” for the purposes of CEQA compliance (160 Cal. App. 4th 1051):

- Mandatory historical resources: properties that are listed in or formally determined to be eligible for listing in the California Register of Historical Resources;
- Presumptive historical resources: properties that are designated in an officially established local register, recognized by local ordinance, resolution, or general plan, or identified in a local survey prepared in accordance with PRC §5024.1(g), unless determined not to be historically or culturally significant by the lead agency upon a preponderance of the evidence;
- Discretionary historical resources: properties that are determined to be historically significant in the lead agency’s discretion, independent of any decision to list or designate them in a national, state, or local register of historical resources.

DISCUSSION AND CONCLUSION

In summary of the research results outlined above, both portions of the project area are encompassed in the boundaries of previously recorded cultural resources. The western portion is included in Site 30-0157211, the historical campus of the FUHS, while the eastern portion has been delineated as a part of Site 30-0157212, the historical campuses of neighboring Fullerton College. Both properties were recorded into what is now the California Historical Resources Inventory in the 1970s, with the records focused primarily on the pre-WWII buildings of each campus. Since then, the Fullerton College campus has been listed in the National Register of Historic Places as a district, as has a portion of the FUHS campus, specifically Fullerton Auditorium (formerly the Louis E. Plummer Auditorium) and the Pastoral California mural on its exterior wall.

As any property listed in the National Register is automatically included in the California Register of Historical Resources, Fullerton College, Fullerton Auditorium, and the mural clearly meet CEQA definition of “historical resources.” Existing records provide no evidence that the FUHS campus as a whole has been formally evaluated under the California Register criteria. Since the proposed project would not have any direct impact on the existing buildings, a systematic analysis and evaluation of the entire campus is beyond the scope of this study. In light of its 110-year-long history as the home of the first high school in the Fullerton area (and the second in Orange County), however, the campus can be presumed to qualify as a “historical resource” for the purpose of this project with a local level of significance.

The proposed project involves a very small portion of the two campuses, which combine to measure approximately 120 acres in total (with 70 acres included in the site boundaries of 30-0157211 and

30-0157212), and has little potential to affect the characters and integrity of the existing buildings. The athletic fields, parking lots, and other features currently extant in the project area mostly date to the post-1972 era, well after the established periods of significance for the FUHS and Fullerton College campuses, and all of them have undergone significant alterations in their configuration, appearance, and/or setting in the most recent decades. As secondary features of relatively late vintage and compromised historic integrity, they do not constitute major contributors to the historic significance of the campuses, nor do they demonstrate sufficient potential to be considered significant individually.

In addition, the new buildings to be constructed as a part of the project, located well behind Fullerton Auditorium and the other historical buildings of the FUHS, are relatively low in profile and by design will be architecturally compatible to the existing campus. As such, the new construction would not diminish the historic integrity of the FUHS campus or that of the historical buildings significantly. Based on these considerations, and pursuant to PRC §5020.1(q), CRM TECH recommends to the FJUHS D a conclusion that the proposed project will not cause a substantial adverse change in the significance of the FUHS and Fullerton College campuses. Therefore, CRM TECH further recommends that the project may be cleared to proceed in compliance with cultural resources provisions of CEQA.

REFERENCES

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Fullerton College Centennial

n.d. Southern California History: Charles C. Champman. <https://fullertoncollegencentennial.com/socal-stories/chapman.html>.

Fullerton Heritage

2022 List of “Significant Properties” as of April, 2021. <https://www.fullertonheritage.org/2022-pdfs/locallandmarks.pdf>.

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n.d. District Overview: General Background Information. <https://www.fjuhsd.org/district-overview>.

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- 2024 Local History: What Was Fullerton like 100 Years Ago? *Fullerton Observer* October 4. <https://fullertonobserver.com/2024/10/04/local-history-what-was-fullerton-like-100-years-ago/>.
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 1953-2022 Aerial/satellite photographs of the project vicinity; taken in 1953, 1963, 1972, 1980, 1987, 1992-2000, 2003-2005, 2009-10, 2012, 2014, 2016, 2018, 2020, and 2022. <https://historicaerials.com/>.
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 n.d. California's First Major Oil Discovery. <https://www.raremaps.com/gallery/detail/58835/fullerton-oil-field-from-union-hill-columbia-oil-production-company>.
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 2003 Cultural Resources Survey: Fullerton College, North Orange County Community College District. On file, South Central Coastal Information Center, California State University, Fullerton.
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 1896 Map: Anaheim, Calif. (15', 1:62,500); surveyed in 1894.
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 1935b Map: Garden Grove, Calif. (1:31680); surveyed in 1932.
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 1964 Map: La Habra, Calif. (7.5', 1:24,000); aerial photographs taken in 1963, field-checked in 1964.
 1965 Map: Anaheim, Calif. (7.5', 1:24,000); aerial photographs taken in 1963.
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 1981b Map: La Habra, Calif. (7.5', 1:24,000); 1964 edition, photorevised in 1981.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, University of California, Riverside.
- 1987 M.A., American History, Yale University, New Haven, Connecticut.
- 1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
- 1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
- 1991-1993 Project Historian, Archaeological Research Unit, University of California, Riverside.
- 1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, University of California, Riverside.
- 1988-1993 Research Assistant, American Social History, University of California, Riverside.
- 1985-1988 Research Assistant, Modern Chinese History, Yale University.
- 1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
- 1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Daniel Ballester, M.S., RPA (Registered Professional Archaeologist)

Education

- 2013 M.S., Geographic Information System (GIS), University of Redlands, California.
- 1998 B.A., Anthropology, California State University, San Bernardino.
- 1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
- 1994 University of Puerto Rico, Rio Piedras, Puerto Rico.

- 2021 An Introduction to Geoarchaeology: How Understanding Basic Soils, Sediments, and Landforms Can Make You a Better Archaeologist; Society for American Archaeology online seminar.
- 2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
- 2002 Historic Archaeology Workshop; presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base, at CRM TECH, Riverside, California.

Professional Experience

- 2025- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 2002-2025 Field Director/GIS Specialist, CRM TECH, Riverside/Colton, California.
- 2011-2012 GIS Specialist for Caltrans District 8 Project, Garcia and Associates, San Anselmo, California.
- 2009-2010 Field Crew Chief, Garcia and Associates, San Anselmo, California.
- 2009-2010 Field Crew, ECorp, Redlands.
- 1999-2002 Project Archaeologist, CRM TECH, Riverside, California.
- 1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.
- 1998 Field Crew, A.S.M. Affiliates, Encinitas, California.
- 1998 Field Crew, Archaeological Research Unit, University of California, Riverside.

Cultural Resources Management Reports

Field Director, co-author, and contributor to numerous cultural management reports since 2002.

Memberships

Society for American Archaeology; Society for California Archaeology.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Frank J. Raslich, M.A.

Education

- 2016-2010 Ph.D. candidate, Michigan State University, East Lansing.
2010 M.A., Anthropology, Michigan State University, East Lansing.
2005 B.A., Anthropology, University of Michigan, Flint.
- 2019 Grant and Research Proposal Writing for Archaeologists; Society for American Archaeology online seminar.
- 2014 Bruker Industries Tracer S1800 pXRF Training; presented by Dr. Bruce Kaiser, Bruker Scientific.

Professional Experience

- 2022-2022 Project Archaeologist/Report Writer, CRM TECH, Colton, California.
Archaeological Monitor, Agua Caliente Band of Cahuilla Indians, Palm Springs, California.
- 2014-2022 Board of Directors, Ziibiwing Center of Anishinabe Culture and Lifeways, Saginaw Chippewa Indian Tribe of Michigan.
- 2008-2021 Archaeological Consultant, Saginaw Chippewa Indian Tribe of Michigan.
2019 Archaeologist, Sault Tribe of Chippewa Indians and Little Traverse Bay Band of Odawa Indians.
- 2016-2018 Adjunct Lecturer, Michigan State University, East Lansing.
2017-2018 Adjunct Lecturer, University of Michigan, Flint.
- 2009-2017 Teaching Assistant, Michigan State University, East Lansing.
2008-2014 Research Assistant, Intellectual Property Issues in Cultural Heritage, Simon Fraser University, British Columbia, Canada.
- 2010-2013 Research Assistant, Michigan State University, East Lansing.
2009-2011 Archaeologist/Crew Chief, Saginaw Chippewa Indian Tribe of Michigan.

Publications

- 2017 Preliminary Results of a Handheld X-Ray Fluorescence (pXRF) Analysis on a Marble Head Sarcophagus Sculpture from the Collection of the Kresge Art Center, Michigan State University. Submitted to Jon M. Frey, Department of Art, Art History, and Design, Michigan State University, East Lansing.
- 2013 Geochemical Analysis of the Dickenson Group of the Upper Peninsula, Michigan: A Study of an Accreted Terrane of the Superior Province. *Geological Society of America Abstracts with Programs* 45:4(53).

Cultural Resources Management Reports

Primary author, co-author, and contributor to numerous cultural management reports since 2022.

PROJECT ARCHAEOLOGIST
Deirdre Encarnación, M.A.

Education

- 2003 M.A., Anthropology, San Diego State University, California.
- 2000 B.A., Anthropology, minor in Biology, with honors, San Diego State University, California.

- 2025 Certificate of Completion, “PredictionX: Lost without Longitude,” Harvard University online learning initiative.
- 2021 Certificate of Specialization, Kumeyaay Studies, Cuyamaca College, California.
- 2001 Archaeological Field School, San Diego State University.
- 2000 Archaeological Field School, San Diego State University.

Professional Experience

- 2016- Archaeological Consultant, Friends of Maha’ulepu, Koloa, Hawai’i.
- 2004- Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
- 2001-2003 Part-time Lecturer, San Diego State University, California.
- 2001 Research Assistant for Dr. Lynn Gamble, San Diego State University.
- 2001 Archaeological Collection Catalog, San Diego State University Foundation.

Presentations

- 2023 “The Kumeyaay-Critical Awareness, Critical Activation,” Salaam, San Diego College of Continuing Education.
- 2023 “A Look at the Three Wise Men and Their Global Celebrations,” The Epiphany
- 2022 “The Original Beach Town: San Diego’s Coastal Heritage,” San Diego Archaeological Center Living Room Lecture.

Memberships

Society for California Archaeology; Society for Hawaiian Archaeology; California Native Plant Society.

PROJECT ARCHAEOLOGIST/HISTORIAN/FIELD DIRECTOR
Hunter C. O'Donnell, B.A.

Education

2016-2015 M.A. Program, Applied Archaeology, California State University, San Bernardino.
2015 B.A. (*cum laude*), Anthropology, California State University, San Bernardino.
2012 A.A., Social and Behavioral Sciences, Mt. San Antonio College, Walnut, California.
2011 A.A., Natural Sciences and Mathematics, Mt. San Antonio College, Walnut, California.

Professional Experience

2025- Field Director, CRM TECH, Colton, California.
2022-2025 Field Crew Chief, CRM TECH, Colton, California.
2017- Project Archaeologist/Historian, CRM TECH, Colton, California.
2016-2018 Graduate Research Assistant, Applied Archaeology, California State University, San Bernardino.
2016-2017 Cultural Intern, Cultural Department, Pechanga Band of Luiseño Indians, Temecula, California.
2015 Archaeological Intern, U.S. Bureau of Land Management, Barstow, California.
2015 Peer Research Consultant: African Archaeology, California State University, San Bernardino.

PROJECT ARCHAEOLOGIST
Eulices Lopez, B.S.

Education

2015 B.S., Anthropology, University of California, Riverside.
2013 A.A., Anthropology, East Los Angeles College, Monterey Park, California.

Professional Experience

2024- Project Archaeologist/Native American Liaison, CRM TECH, Colton, California.
2017-2024 Deputy Coordinator, Eastern Information Center, University of California, Riverside.
2017-2024 Director Assistant, Archaeological Research Unit, University of California, Riverside.
2017-2024 Curator Facilitator, Archaeological Curation Unit, University of California, Riverside.
2014-2015 Information Officer, Eastern Information Center, University of California, Riverside.
2013 Lithic Analyst Assistant, Anthropology Department, East Los Angeles College, Monterey Park, California.
2012 Hominid Cast Fossils Cataloger, Anthropology Department, East Los Angeles College, Monterey Park, California.

APPENDIX 2

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

Sites 30-0157211 and 30-0157212

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 11/414720/3748920 11/414800/3748365
 11/415000/3748900 11/415000/3748365

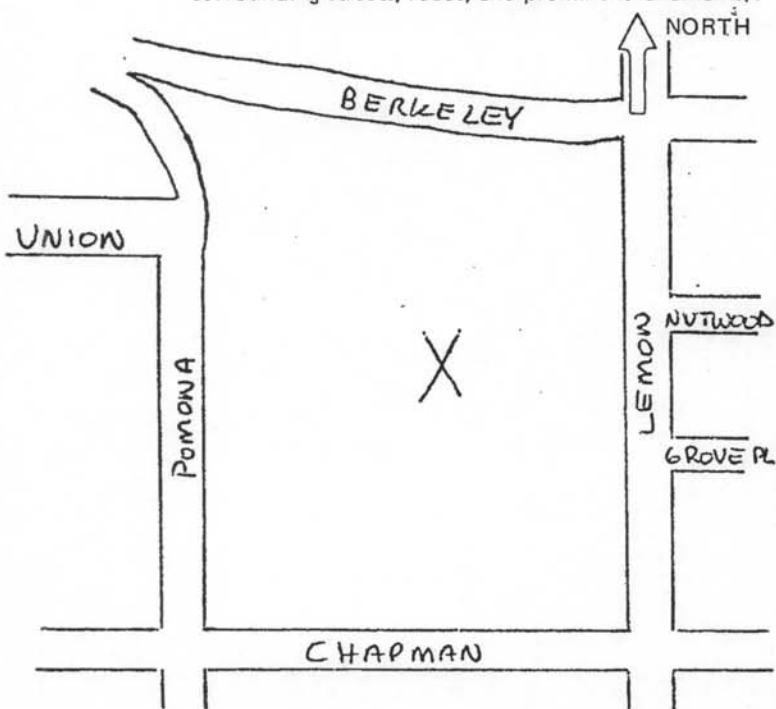
1. Common name: Fullerton Union High School
2. Historic name, if known: Fullerton High School
3. Street or rural address 201 East Chapman
 City: Fullerton ZIP: 92634 County: Orange
4. Present owner, if known: Fullerton Union High School District Address: 201 East Chapman
 City: Fullerton ZIP: 92634 Ownership is: Public Private
5. Present Use: School Original Use: School
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The high school campus is bounded by Chapman Ave. on the south, Lemon St. on the east, Berkeley to the north and Pomona Ave. on the west with the primary focus of the school toward Chapman Ave. The campus is fronted by a broad deep expanse of grass dotted with a variety of trees. The buildings facing Chapman are all two-story Spanish Colonial revival structures. The class rooms at the southwest corner of the campus and Plummer Auditorium at the southeast are all that remain of the W.P.A. buildings built in the 1930's. These W.P.A. buildings were built of concrete and have red tile roofs. The two W.P.A. classrooms have centrally located cupolas with copper domes, decorative dentils, and covered arch walkways. Plummer Auditorium is an ornate Spanish colonial building with a 3-story clock tower. See continuation.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage 24.

9. Condition: (check one)

a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other Jr. College & Jr. High Scho

12. Threats to site:

a. None known b. Private development
 c. Zoning d. Public Works project C-9
 e. Vandalism f. Other

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1912 This date is: a. Factual b. Estimated
17. Architect, (if known): Norman Marsh, Carleton M. Winslow
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
The Fullerton Union High School District was established in 1893 at which time all grades attended the same building for classes. The original brick school building was located at the present site of Amerige Park and was replaced shortly after 1910 by a series of small wooden bungalows, one of which is now located in the 400 block of East Amerige. A new central location for the high school on Chapman Ave. was chosen and purchased in early 1912 and in March of that year segregated contracts were let for the construction of a group of six classroom buildings, study hall, auditorium, gymnasium, boiler house, pump house and garage. Norman Marsh was the architect of this first series of buildings, Carleton M. Winslow was the architect for later additions, one of which was Plummer Auditorium, a W.P.A. project. Today only three of the original high school buildings remain, the auditorium and two classroom structures.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interview with Darrel McGavran - November 1978
Fullerton News Tribune - June 17, 1976

23. Date form prepared: Mar. 1979 By (name): Emily Miller
Address: 303 W. Commonwealth City: Fullerton ZIP: 92632
Phone: 714/525-7171 Organization: Fullerton Historical Building Survey

(State Use Only)

Description (continued)

The newer structures further north are built primarily of concrete and are also done in the Spanish Colonial style. To the center of the campus is an open court area with grass and winding concrete sidewalks. Above this area the gymnasium, industrial arts buildings, and new tennis courts, with the new football stadium north of these. The student and faculty parking lot is located on the east side, facing the Junior College.

HISTORIC RESOURCES INVENTORY

(State Use Only)

Ser _____ Site _____ Mo _____ Yr _____

UTM _____ G _____ NR _____ SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm: T2 _____ T3 _____ Cat: HABS _____ HAER _____ Fed _____

11/415000/3748900 11/415000/3748380

11/415530/3748380

IDENTIFICATION

- Common name: Fullerton Community College
 - Historic name, if known: Fullerton Junior College
 - Street or rural address: 321 East Chapman Avenue
City: Fullerton ZIP: 92634 County: Orange
 - Present owner, if known: No. Org. County Community College address: 1000 North Lemon Street
City: Fullerton ZIP: 92634 District: _____ Ownership is: Public Private
 - Present Use: School Original Use: School
- Other past uses: _____

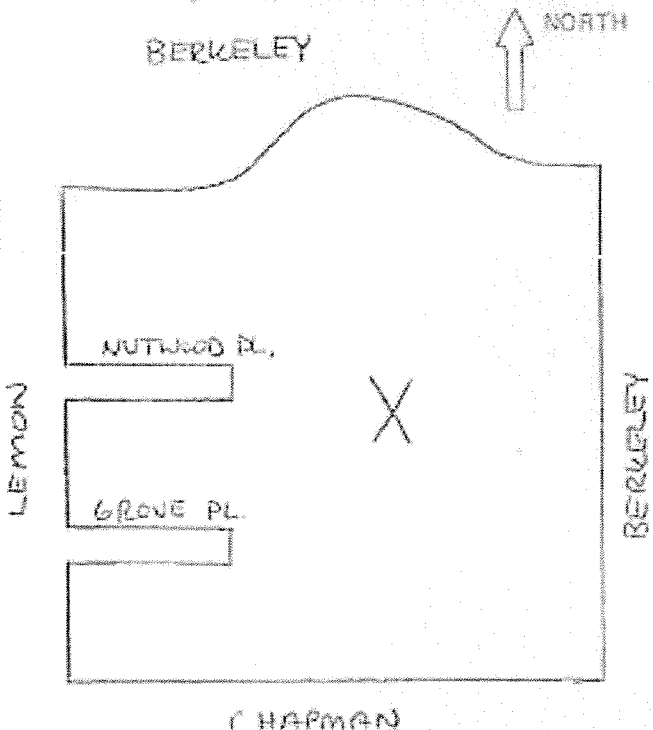
DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The campus is bounded by Chapman on the south, Berkeley Avenue on the east and north and Lemon on the west. The main portion of the campus is built around a center court yard with buildings radiating out from this point. The court yard is planted with grass and mature trees and divided by cement walks. The main classroom structures are situated in the southwest corner of the campus. To the east are the tennis courts, handball courts, and pool. North of these are the baseball field and then further north the football field. Student parking is confined to the perimeter of the campus. Of the buildings on campus, four are all that remain of the WPA structures which were designed by Harry Vaughan, a local architect. They are Administration Building, Business Education, Science, and Student Center. These were all done in the Spanish Colonial style. They were constructed of concrete and had red tile roofs. Small cupolas with copper domes

(Continued)

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:

Lot size (in feet) Frontage _____
Depth _____
or approx. acreage 46

- Condition: (check one)

a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence

- Is the feature a. Altered? b. Unaltered?

- Surroundings: (Check more than one if necessary)

a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other High School & Junior High School

- Threats to site:

a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other Concrete
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1935 This date is: a. Factual b. Estimated
17. Architect (if known): Harry Vaughan
18. Builder (if known): W.P.A.
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The Fullerton Junior College was established in 1913 and is the oldest continuously operating junior college in the United States. Enabling Legislation for the Junior College System had been passed in 1907 but it was only in 1913 that the Fullerton School System adopted a two-year post graduate program which became the Junior College. The College's only building for years was a two-story structure originally part of the high school. In 1934 the College District acquired the current site and started constructing a new campus. Harry Vaughan, originally working under Carleton Winslow on the High School, designed the Junior College in the same Spanish Colonial style. Most of the original structures were funded through the W.P.A.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Plummer, Louis B. Fullerton Union High School and Fullerton College. 1949
Orange County Review, 1922

23. Date form prepared: March, 1979 By (name): Emily Miller
Address: 303 West Commonwealth City: Fullerton ZIP: 92632
Phone: (714) 525-7171 Organization: Fullerton Historical Building Survey

(State Use Only)

Part 6 (Continued) Page One

top the administration and business buildings. Decorative relief work and tile mosaic enhance many of the entrances and elaborate copper rain gutters and downspouts add fine detail. The remainder of the buildings, built in the 1950's and 60's, are a mixture of modern and mission revival architecture and none are particularly outstanding. The campus is well planted with a variety of mature trees and shrubs, all neatly manicured.