

# **CULTURAL RESOURCES STUDY FOR THE 5088 EDISON AVENUE PROJCT**

**CITY OF CHINO,  
SAN BERNARDINO COUNTY, CALIFORNIA**

**APNs 1021-011-16 and -17**

**Lead Agency:**

**City of Chino  
13220 Central Avenue  
Chino, California 91710**

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**Project Proponent:**

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8690 Aero Drive, Suite 115, PMB 383  
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***May 31, 2024***



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**Report Date:** May 31, 2024

**Report Title:** Cultural Resources Study for the 5088 Edison Avenue Project,  
City of Chino, San Bernardino County, California

**Type of Study:** Phase I Cultural Resources Survey

**USGS Quadrangle:** Township 2 South, Range 8 West of the *Ontario and Prado Dam, California* (7.5-minute) USGS quadrangles

**Acreage:** Approximately 18 acres

**Key Words:** Survey; no cultural resources identified; *Ontario and Prado Dam, California* USGS quadrangles; 1974 industrial/manufacturing warehouse development (Temp-1); not eligible for the CRHR; no further study recommended.

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## **MANAGEMENT SUMMARY/ABSTRACT**

In response to a request from the project proponent, a cultural resources study was conducted by BFSA Environmental Services, a Perennial Company (BFSA), for the proposed 5088 Edison Avenue Project located between Monte Vista and Central avenues at 5088 Edison Avenue in the city of Chino, San Bernardino County, California. The proposed project includes Assessor's Parcel Numbers (APNs) 1021-011-16 and -17 and is situated within the unsectioned former Rancho Santa Ana del Chino located in Township 2 South, Range 8 West of the San Bernardino Baseline and Meridian on the U.S. Geological Survey (USGS) *Ontario* and *Prado Dam, California* (7.5-minute) topographic quadrangle maps. As designed, the applicant proposes to raze the property for the construction of a new industrial warehouse facility and associated infrastructure.

The purpose of this investigation was to locate and record cultural resources present within the project and subsequently evaluate any resources that will be impacted by the redevelopment as part of the City of Chino's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The cultural resources investigation included the review of an archaeological records search conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton), in order to assess previous archaeological studies and identify any recorded archaeological sites within the project. The search did not identify any recorded resources within the subject property. Thirty-seven previously recorded resources (all historic built resources) are documented within one mile of the proposed project. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). The SLF search results have not yet been returned by the NAHC.

BFSA Senior Field Archaeologist Clarence L. Hoff conducted an intensive pedestrian survey of the property on May 15, 2024. The survey did not locate any archaeological resources within the project. However, an existing industrial/manufacturing warehouse development constructed in 1974 and consisting of one office building, two industrial warehouse/manufacturing buildings, and an associated railroad siding was identified within the property. Collectively, the buildings and associated railroad siding have been documented as temporary site number Temp-1. The facility was built in 1974 for the Trus Joist Corporation and is still utilized for its same purpose today by RedBuilt, LLC. As Site Temp-1 is 50 years old, the property was recorded according to the Office of Historic Preservation's manual, *Instructions for Recording Historical Resources* (State Historic Preservation Office [SHPO] 1995). Additional study of Site Temp-1 was conducted to evaluate it for California Register of Historical Resources (CRHR) eligibility. The analysis and evaluation of the structures provided in Section 3.0 shows that Site Temp-1 is a common utilitarian industrial/manufacturing development and not considered a "Historical Resource" under CEQA criteria. Based on this evaluation, no significant or CRHR-eligible resources exist within the project. As such, no potential impacts to significant cultural resources are associated with the proposed development of the project.

The 5088 Edison Avenue Project will not result in direct impacts to any significant cultural resources. Due to the disturbed nature of the property as a result of prior agricultural use and the

clearing, grading, and previous development within the subject property, there is little likelihood that archaeological deposits are present within the project boundaries. As such, no further cultural resources study or mitigation measures are recommended as a condition of permit approval. A copy of this report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

## **1.0 INTRODUCTION**

### **1.1 Project Description**

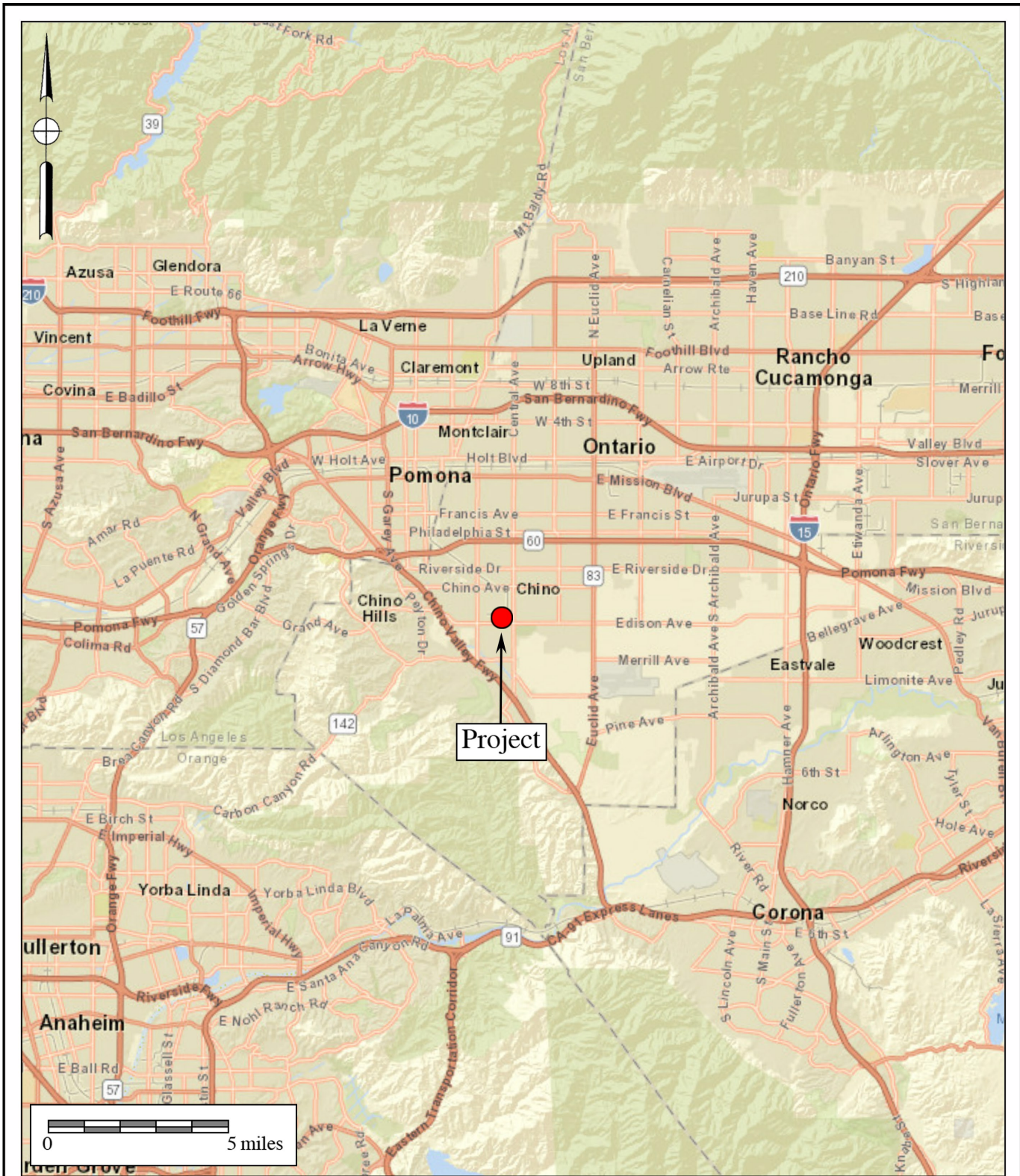
The archaeological survey program for the proposed 5088 Edison Avenue Project was conducted in order to comply with CEQA regulatory requirements and City of Chino environmental guidelines. The proposed project is located between Monte Vista and Central avenues at 5088 Edison Avenue, in the city of Chino, San Bernardino County, California (Figure 1.1–1). The approximately 18-acre property (APNs 1021-011-16 and -17) is located within the unsectioned former Rancho Santa Ana del Chino, Township 2 South, Range 8 West as shown on the USGS 1:24,000-scale (7.5-minute) *Ontario* and *Prado Dam, California* topographic quadrangle maps (Figure 1.1–2). As designed, the applicant proposes to clear/raze the property for the construction of a new industrial warehouse facility and associated infrastructure (Figure 1.1–3).

The decision to request this investigation was based upon the cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for prehistoric cultural resources in a given area is usually indicated by known settlement patterns, which, in southwestern San Bernardino County, were focused around freshwater resources and a food supply. Within the city of Chino, historic resources tend to be associated with the historic agricultural, industrial, or residential development of the region.

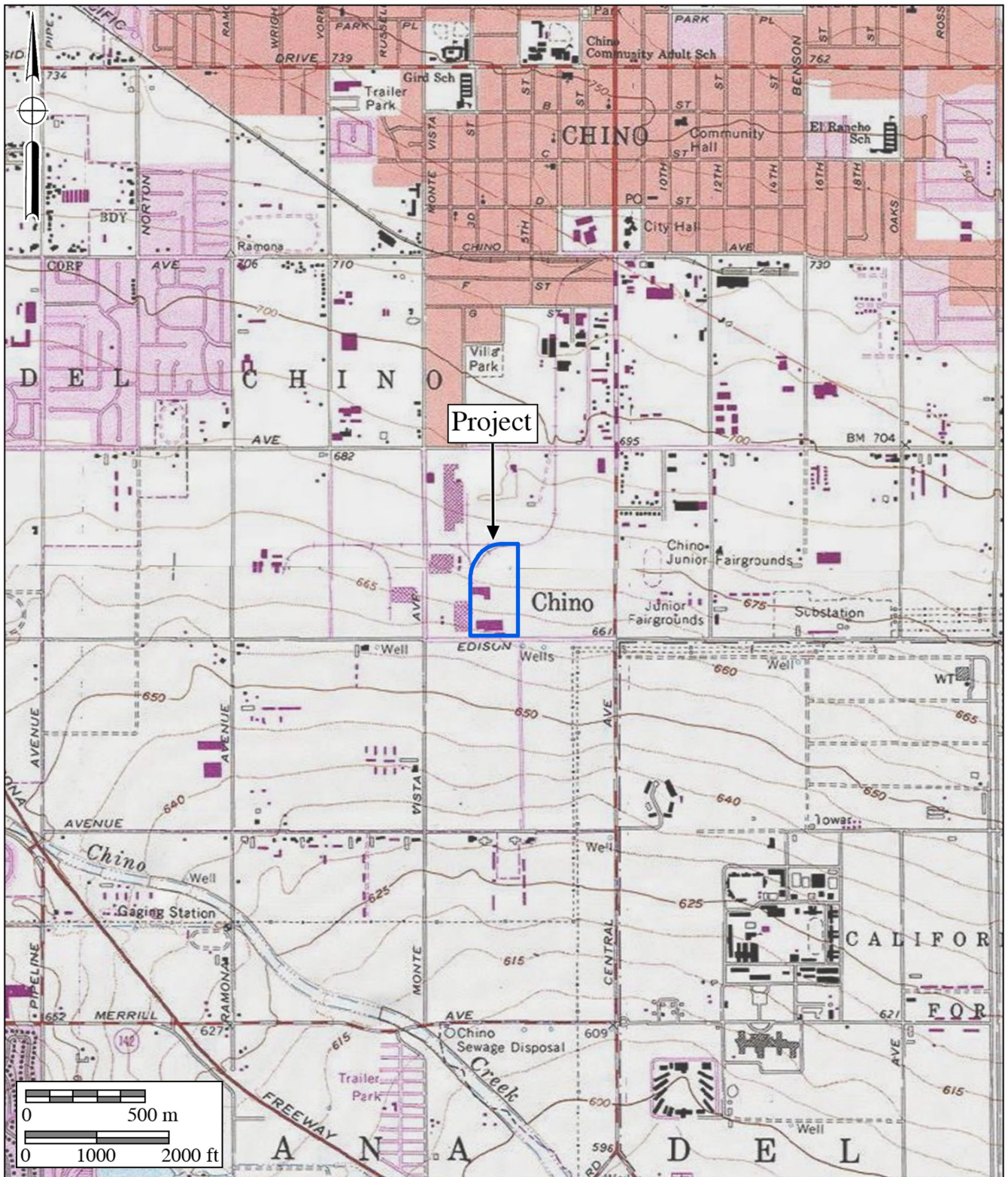
### **1.2 Environmental Setting**

The 5088 Edison Avenue Project is located in southwestern San Bernardino County, south of the San Gabriel Mountains, east of the Puente Hills, and north of the Santa Ana River. As such, the project is situated within the Chino Basin, which is located within the upper Santa Ana Valley of the Peninsular Ranges Geomorphic Province. The Peninsular Ranges are the southernmost segment of a chain of North American Mesozoic batholiths, a series of northwest- to southeast-trending mountain ranges separated by similarly trending valleys that extend from Alaska to the southern tip of Baja California. The Chino Basin is a relatively flat alluvial plain formed from sediments deposited by the Santa Ana River and its tributaries.

Specifically, the subject property is relatively flat, with an average elevation of 665 feet above mean sea level. Geologically, the project is mapped as young alluvial fan deposits, Unit 3 (middle Holocene) (Morton and Miller 2006). The specific soil types found within the property are characterized as Chino silt loam (Cb) and Merrill silt loam (Me). The property has been impacted historically by agriculture and commercial development. At the present, the property contains an existing light industrial development. As such, vegetation within the property is primarily characterized as commercial landscaping.



**Figure 1.1-1**  
**General Location Map**  
 The 5088 Edison Avenue Project  
 ESRI Street Map

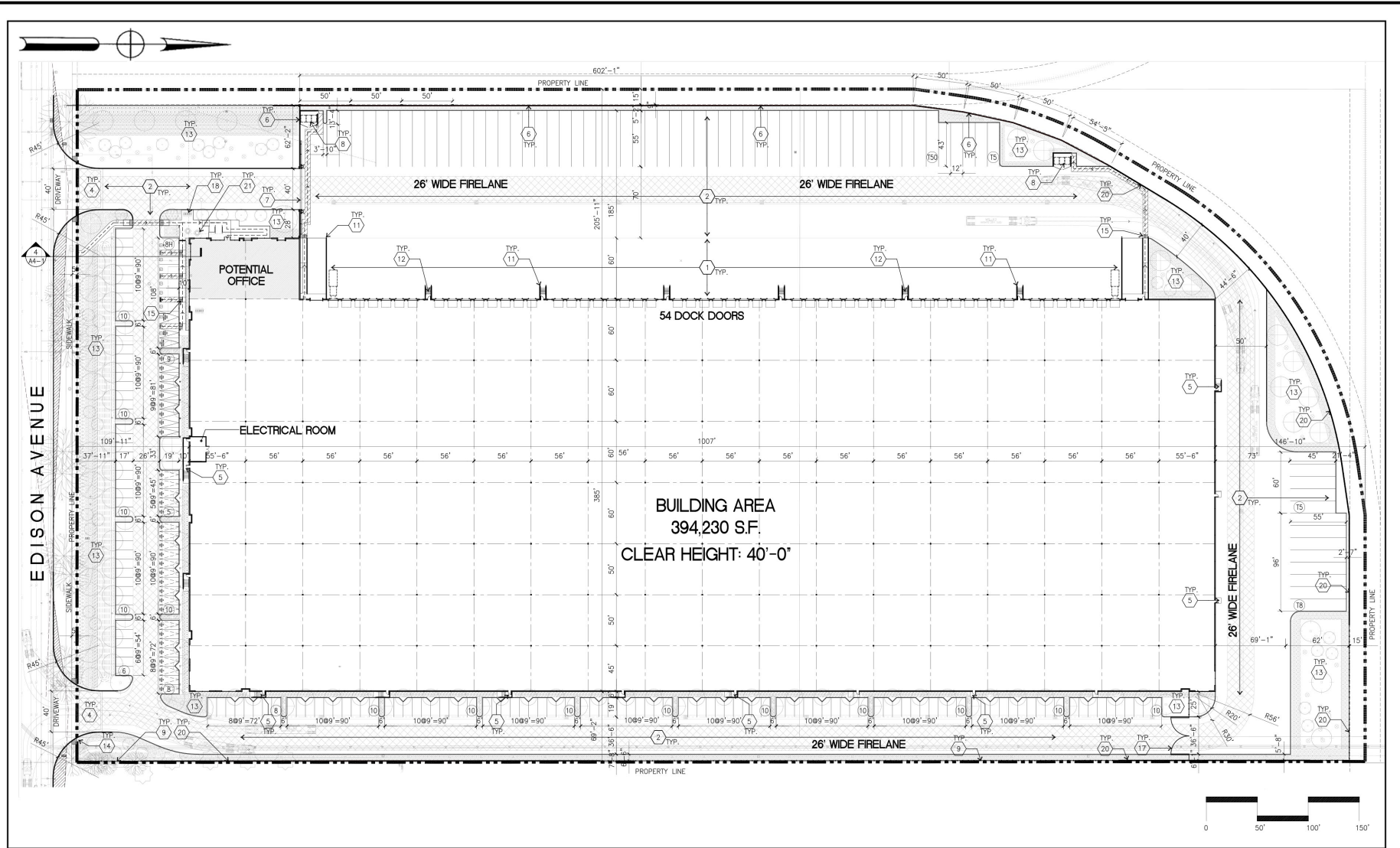


**Figure 1.1-2**  
**Project Location Map**

The 5088 Edison Avenue Project

USGS Ontario and Prado Dam Quadrangles (7.5-minute series)





**Figure 1.1-3**  
**Site Plan**  
The 5088 Edison Avenue Project

### **1.3 Cultural Setting**

#### *1.3.1 Prehistoric Period*

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

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

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

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

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

#### *Archaic Period (Early and Middle Holocene: circa 9000 to 1300 YBP)*

The Archaic Period of prehistory began with the onset of the Holocene around 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change

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

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

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

The Archaic Period in southern California is associated with a number of different cultures, complexes, traditions, and horizons, including San Dieguito, La Jolla, Encinitas, Milling Stone, and Pauma, as well as the Intermediate Period.

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

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

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

**Gabrielino**

At the time of Spanish contact, the territory of the Gabrielino, also known ethnographically as the Tongva, covered much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino lived in permanent villages and smaller resource gathering camps occupied at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams, as well as in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978a; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray, shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin, porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and several different species of snakes (Bean and Smith 1978a; Kroeber 1976).

Little is known about the social structure of the Gabrielino; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978a; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting village tributes, and

arbitrating disputes within the village(s). The status of the chief was legitimized by safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978a; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978a; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978a; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978a; Kroeber 1976).

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a yuvar, an open-air, ceremonial structure built near the chief's house (Bean and Smith 1978a; Kroeber 1976).

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978a; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hooks and lines, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wooden paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since it was valued so much by groups throughout southern California (Bean and Smith 1978a; Kroeber 1976).

### Serrano

Aboriginally, the Serrano occupied an area east of present-day Los Angeles. According to Bean and Smith (1978b), definitive boundaries are difficult to place for the Serrano due to their sociopolitical organization and a lack of reliable data:

The Serrano were organized into autonomous localized lineages occupying definite, favored territories, but rarely claiming any territory far removed from the lineage's home base. Since the entire dialectical group was neither politically united nor amalgamated into supralineage groups, as many of their neighbors were, one must speak in terms of generalized areas of usage rather than pan-tribal holdings. (Strong [1971] in Bean and Smith 1978b)

However, researchers place the Serrano in the San Bernardino Mountains east of Cajon Pass and at the base of and north of the mountains near Victorville, east to Twentynine Palms, and south to the Yucaipa Valley (Bean and Smith 1978b). Serrano has been used broadly for languages in the Takic family including Serrano, Kitanemuk, Vanyume, and Tataviam.

The Serrano were part of "exogamous clans, which in turn were affiliated with one of two exogamous moieties, *tuk<sup>w</sup>utam* (Wildcat) and *wahi?iam* (Coyote)" (Bean and Smith 1978b). According to Strong (1971), details such as number, structure, and function of the clans are unknown. Instead, he states that clans were not political, but were rather structured based upon "economic, marital, or ceremonial reciprocity, a pattern common throughout Southern California" (Bean and Smith 1978b). The Serrano formed alliances amongst their own clans and with Cahuilla, Chemehuevi, Gabrielino, and Cupeño clans (Bean and Smith 1978b). Clans were large, autonomous political and landholding units formed patrilineally, with all males descending from a common male ancestor, including all wives and descendants of the males. However, even after marriage, women would still keep their original lineage, and would still participate in those ceremonies (Bean and Smith 1978b).

According to Bean and Smith (1978b), the cosmogony and cosmography of the Serrano are very similar to those of the Cahuilla:

There are twin creator gods, a creation myth told in "epic poem" style, each local group having its own origin story, water babies whose crying foretells death, supernatural beings of various kinds and on various hierarchically arranged power-access levels, an Orpheus-like myth, mythical deer that no one can kill, and tales relating the adventures (and misadventures) of Coyote, a tragicomic trickster-transformer culture hero. (Bean [1962-1972] and Benedict [1924] in Bean and Smith 1978b)

The Serrano had a shaman who acquired powers through dreams, which were induced through ingestion of the hallucinogen datura. The shaman was mostly a curer/healer, using herbal remedies

and “sucking out the disease-causing agents” (Bean and Smith 1978b).

Serrano village locations were typically located near water sources. Individual family dwellings were likely circular, domed structures. Daily household activities would either take place outside of the house out in the open, or under a ramada constructed of a thatched willow pole roof held up by four or more poles inserted into the ground. Families could consist of a husband, wife/wives, unmarried female children, married male children, the husband’s parents, and/or widowed aunts and uncles. Rarely, an individual would occupy his own house, typically in the mountains. Serrano villages also included a large ceremonial house where the lineage leader would live, which served as the religious center for lineages or lineage-sets, granaries, and sweatshouses (Bean and Smith 1978b).

The Serrano were primarily hunter/gatherers. Vegetal staples varied with locality. Acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also hunted. The bow and arrow was used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was hunted communally, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). Earth ovens were used to cook meat, bones were boiled to extract marrow, and blood was either drunk cold or cooked to a thicker consistency and then eaten. Some meat and vegetables were sun-dried and stored. Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

The Serrano were very similar technologically to the Cahuilla. In general, manufactured goods included baskets, some pottery, rabbit-skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats for floor and wall coverings, bags, storage pouches, cordage (usually comprised of yucca fiber), and nets (Heizer 1978).

### *1.3.2 Historic Period*

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

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

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

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

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until approximately 1819 that the Spanish directly influenced the culture. The Spanish established *asistencias* in San Bernardino, Pala, and Santa Ysabel. Between the founding of the *asistencia* and secularization in 1834, most of the Serranos in the San Bernardino Mountains were moved to the nearby missions (Beattie and Beattie 1939:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

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

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

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

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

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

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the

Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans as compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The ranchers, both Mexican and American, did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

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

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

### General History of the Chino Area

The 22,234-acre Rancho Santa Ana del Chino was granted to Don Antonio María Lugo in 1841. The Lugo adobe was located southwest of the project in what is currently Chino Hills. Shortly after taking control of the land, Antonio Lugo handed over control of the Rancho to his son-in-law, Isaac Williams, who had come to the area as a fur trapper in 1832. In 1843, Williams was able to secure an additional 13,366 acres for the rancho, which is often referred to as the Chino Addition or the “Addition to the Rancho Santa Ana del Chino” (California Genealogy n.d.).

In 1846, Williams fought in the Battle of Chino, a skirmish that took place during the Mexican-American War (Lech 2014). During the battle, the Americans took refuge at Rancho Santa Ana del Chino and were subsequently surrounded by Mexican Californios, which included Williams’s brother-in-law, José del Carmen Lugo. The Americans were forced to surrender when the adobe was set on fire and they were taken prisoner (Beattie 1940). After Williams’s death in 1856, Rancho Santa Ana del Chino was split between his two daughters, María Merced Rains and

Francisca Carlisle, and their husbands, John Rains and Robert S. Carlisle, which resulted in a feud over the land. The Carlisles would eventually obtain full control over the rancho land.

In 1881, former miner Richard Gird bought the Rancho Santa Ana del Chino and the Chino Addition from a mortgage company that had taken the title from the trust of Francisca Carlisle. Richard Gird had earned much of his wealth through mines he owned and sold in Tombstone, Arizona (Longoria 2014). Longoria (2014) states:

Richard Gird gained money during the Arizona mining era, establishing lucrative mines in the Tombstone area, which he eventually sold for a profit of roughly \$400,000 in 1879 (Los Angeles Herald, 1886). By January 1, 1881, news sources were reporting that Gird had purchased the entirety of the Chino, California ranch, well known for its agricultural potential and access to the Southern Pacific Railroad network (Los Angeles Herald, 1881). The property, previously a sheep ranch, consisted of 40,000 acres of highly fertile land originally proposed as cattle grazing pasture upon its purchase (Los Angeles Herald, 1881) ... (Longoria 2014)

Gird added to the rancho eventually growing it to over 46,000 acres in size. According to Longoria (2014):

During the first two years of his tenure on the ranchland, Gird capitalized on his investment by drilling water wells up to 150 feet deep, prompting the discovery of a series of aquifers that produced artesian flows, raising the value of the property well past his original investment. (Los Angeles Herald, 1887) (Longoria 2014)

With help from the state of California, Gird created an experimental agricultural station on his land that operated for many years. He was able to begin experimenting with various crops, such as sugar beets, to determine which types could be grown commercially. Fife and Morton (1974) indicate that the geology of the middle portion of Santa Ana, near Chino and southwest Ontario, was conducive to an artesian well and near-surface groundwater seeps. The Santa Ana River canyon served as a natural pincer, keeping groundwater in the region longer before it moved southwest into Orange County. Prior to extensive pumping, much of the ground at the lower end of Chino Creek, against the Chino Hills, was boggy much of the time as a “leaky” cap of alluvium lay across the saturated zone creating numerous seeps and low-pressure artesian wells.

Circa 1886, Gird built the narrow-gauge Chino Valley Railroad, which was later abandoned when the Chino Valley Sugar Beet Factory was constructed. The Southern Pacific Railroad replaced the narrow gauge with a spur linking with the main railroad line in Ontario (Brown 2005). Between 1887 and 1889, much of the Rancho was subdivided and the townsite of Chino was founded. The subdivision of the Rancho included hundreds of 10-acre farm lots surrounding the townsite. Gird envisioned farms growing crops, primarily sugar beets, to be processed either locally or shipped north to San Francisco for processing (Longoria 2014). The

1897 Dingley Act, which placed a tariff on imported sugar, created a massive economic boom for the United States sugar beet industry (San Buenaventura Research Associates 2005).

To help facilitate his plan to capitalize on the sugar beet industry, Gird traveled to San Francisco in 1889 to convince Henry T. Oxnard to go into the business with him. Oxnard had studied how the French processed sugar beets and was already pushing the model of local farmers producing crops for regional processing (Longoria 2014). By 1890, Oxnard had a factory in Grand Island, Nebraska (American Crystal Sugar Company n.d.). Oxnard would also eventually import machinery and skilled workers from Europe who were familiar with the processing of sugar beets (Longoria 2014). After a visit to Chino, Oxnard partnered with Gird and the Sugar Beet Factory opened in 1891 as the Chino Valley Beet Sugar Company (*Weekly Courier* 1891). That same year, Oxnard built a factory in Norfolk, Nebraska (American Crystal Sugar Company n.d.).

As a result of the construction of the Chino factory, the town began to anticipate the additional services that would be required. Postal Telegraph installed a line in Chino; the Chino Ranch meat market was opened; “blacksmiths, druggists, barbers and shoemakers” were “trying to arrange for opening business”; the Perry Lumber and Mill company “decided to open a lumber yard in Chino just as quickly as stock” could be placed in the town; many applications were made for dwellings to rent; houses and business rooms were “being rearranged”; and money was already being deposited into the local banks (*Los Angeles Herald* 1890).

Despite the anticipation by local farmers and Gird to elevate the financial standing of the beet growers and Chino, “the construction of the factory had the effect of confining growers and farmers into a state of poverty and eventually bankrupting Richard Gird” (Longoria 2014). Longoria (2014) elaborates:

The financial agreement advanced to Richard Gird by the Oxnards paid for beets below market price. As Gird began to lose funds, he borrowed money on interest from the sugar factory itself, leaving the former millionaire in debt (*Los Angeles Times*, 1896, p. 27, “Historical Facts”). “Thus it came about according to belief at Chino, that the Oxnards came to have the upper hand on Mr. Gird,” notes the *Los Angeles Times*, “and he came to abandon his philanthropic ideas and struggle to save his own fortune” (1896, p. 27, “Historical Facts”). By 1894 – only three years after the celebrated opening of the Chino refinery – Gird sold the ranch, its associated facilities, and the factory to Claus [Spreckels] for a profit of \$1,500,000; the purchase was described as “the largest real estate transaction in the history of Southern California” and included “the townsite of Chino, the Chino Valley Railway, the water system, some livestock, and the contract with the Chino Valley Beet Sugar Company” (*San Francisco Call*, 1894, p. 10). As Richard Gird left the Chino enterprise in 1894, Henry and Robert Oxnard assumed leadership of the factory with little fanfare, and with popular media describing them as manipulative, underhanded businessmen who financially gouged the sugar industry at the cost of

farmers, beet harvesters, and factory workers (Barajas, 2012, pp. 35-44; Los Angeles Times, 1906) ... (Longoria 2014)

Although Longoria notes Gird sold the Rancho to Claus Spreckels, John Brown and James Boyd noted that the Rancho was sold to Charles Phillips of San Luis Obispo in 1894 for \$1,600,000 (Brown and Boyd 1922). Regardless, by 1900, much of the Rancho was owned by the Chino Land and Water Company (discussed below). Local Chino farmers were forced to adhere to agreements set forth by Oxnard, which included accepting payment for beets based upon the sugar content of the crop (Longoria 2014). However, the factory often mandated that farmers leave the crops unpicked too long, which diminished the sugar content. As such, many farmers received below market value for their crops, which often did not even pay enough for the yearly operating costs of the farms (Longoria 2014). Further, Oxnard's methods of importing Europeans with technical expertise instead of training locals to run the plant helped deepen the divide between those that managed the factory and the farmers.

Despite the struggles between the farmers and Oxnard, the factory did contribute to the growth of the townsite, and the City of Chino was incorporated in 1910 (Pomona Valley Historical Collection n.d.). However, the plant closed around 1917 due to financial issues focused on the federal government being unable to continue subsidizing the industry during World War I, combined with a smaller than anticipated crop that year (Dice et al. 2006). Shortly before the closing of the Sugar Beet Factory, farmers had begun to move away from sugar beets and "other crops such as walnuts and fruits, such as apples and pears were being grown in the Chino area, allowing for the future conversion of such crops by the beet farmers" (Dice et al. 2006).

As Gird was looking for investors to help alleviate his debts, the Rancho came to the attention of Phoebe Apperson Hearst, wife of William Randolph Hearst. In 1900, Phoebe Hearst had purchased most of the Rancho forming the Chino Land and Water Company (Carbon Canyon Chronicle n.d.). Hearst, along with several investors, began to promote the region; however, the Chino Land and Water Company was sold to Edwin Jessop Marshall, Jared Torrance, John S. Cravens, Isaac Milbank, and Edwin T. Earl in 1905 (*Chino Champion* 2019a and 2019b).

The incorporation of Chino, although tied to the Sugar Beet Factory, was also made possible in large part due to the marketing of the Chino Land and Water Company (Musslewhite 2005). According to Musslewhite (2005):

The promotion centered around cheap land which could be had for 70 to 125 dollars an acre and was an early part of the famous Southern California boosterism movement in which people from around the country and world were attracted to come live the California lifestyle of sunshine, healthy living, and fresh food as far as the eye could see. Thousands of acres of land which formerly were desert were now to be made into farmland. The buyers of these land lots were crucial to the early development of the city as they constructed buildings, developed a water supply and built pipelines. Soon Chino was an area which produced alfalfa, corn,

potatoes, grain, walnuts, apple, peaches, apricots and beets for sugar. (Musslewhite 2005)

The closing of the Sugar Beet Factory and diversification of crops eventually made way for the successful transition of the region to dairy.

Although the dairy industry would eventually become profitable, during the 1930s, the city of Chino was still experiencing difficulties recovering from the loss of the Sugar Beet Factory. At the same time, the State of California began to realize that the three existing state prison facilities (San Quentin, Folsom, and the new women’s prison at Tehachapi) would soon be overcrowded, so an ambitious plan to build new prisons led the State to purchase large quantities of farmland in the Chino area. Today, the California Department of Corrections and Rehabilitation runs the California Institution for Men in Chino and the California Institution for Women off Chino Corona Road to the southeast. Around the same time, the Chino Airport was first developed as a training base prior to World War II; “Cal Aero Field” was one of four airports developed as part of the Curtis Wright Technical Institute based at the Glendale Airport. The United States Army Air Force contracted with the school to provide primary flight training for Army Air Force cadets just before and throughout the war (Schuiling 1984; Galvin & Associates 2004; Bricker and Jertberg 1994).

The postwar period saw the expansion of the dairy industry in the region. The dairy industry flourished from the 1950s through the 1980s, with dairy-friendly zoning in the southwestern corner of San Bernardino County encouraging many ethnic Dutch families to relocate there and become the cornerstone of the industry. The city of Chino’s large, highly efficient dairies made it the largest milk-producing community in the nation’s largest milk-producing state. As a result of its pastoral setting, convenient location, and rural flavor, Chino became a popular site for Hollywood crews to film shows such as *Twelve O’Clock High* in the 1960s (Schuiling 1984; Galvin & Associates 2004; Bricker and Jertberg 1994).

**1.4 Results of the Archaeological Records Search**

An archaeological records search was conducted by BFSa at the SCCIC (Appendix C). The search did not identify any resources within the subject property. However, the records search did identify 37 resources within one mile of the project. All of the previously recorded resources are historic and associated with the built environment (Table 1.4–1).

**Table 1.4–1**

Historic Resources Located Within One Mile of the Project

Site(s)	Description
P-36-008042	Historic jail
P-36-008043 and P-36-008112	Historic single-family property
P-36-008054	Historic theater

Site(s)	Description
P-36-008041, P-36-008044, P-36-008045, P-36-008046, P-36-008047, P-36-008048, P-36-008049, P-36-008050, P-36-008051, P-36-008052, P-36-008056, P-36-008057, P-36-008058, P-36-008059, P-36-008109, and P-36-008110	Historic commercial building
P-36-008053, P-36-008055, P-36-008106, and P-36-010372	Historic industrial building/property
P-36-008107 and P-36-008108	Historic multi-family property
P-36-010371	Historic nursery and associated ancillary buildings
P-36-012520	Historic dairy ranch property
P-36-015203	Historic opera house
P-36-015208	Historic Moyse Building
P-36-015209	Historic community building
P-36-015210	Historic schoolhouse
P-36-025439, P-36-025441, and P-36-026051	Historic transmission line
P-36-031277	Historic substation/public utilities property
P-36-033081	Historic prison

The records search also identified 30 previous studies which have been conducted within one mile of the proposed project, none of which included the subject property.

BFSA also requested a SLF search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. This request is not part of any Assembly Bill 52 Native American consultation. The results of the search have not yet been received. All correspondence with the NAHC is provided in Appendix D.

The following historic sources were also reviewed by BFSA:

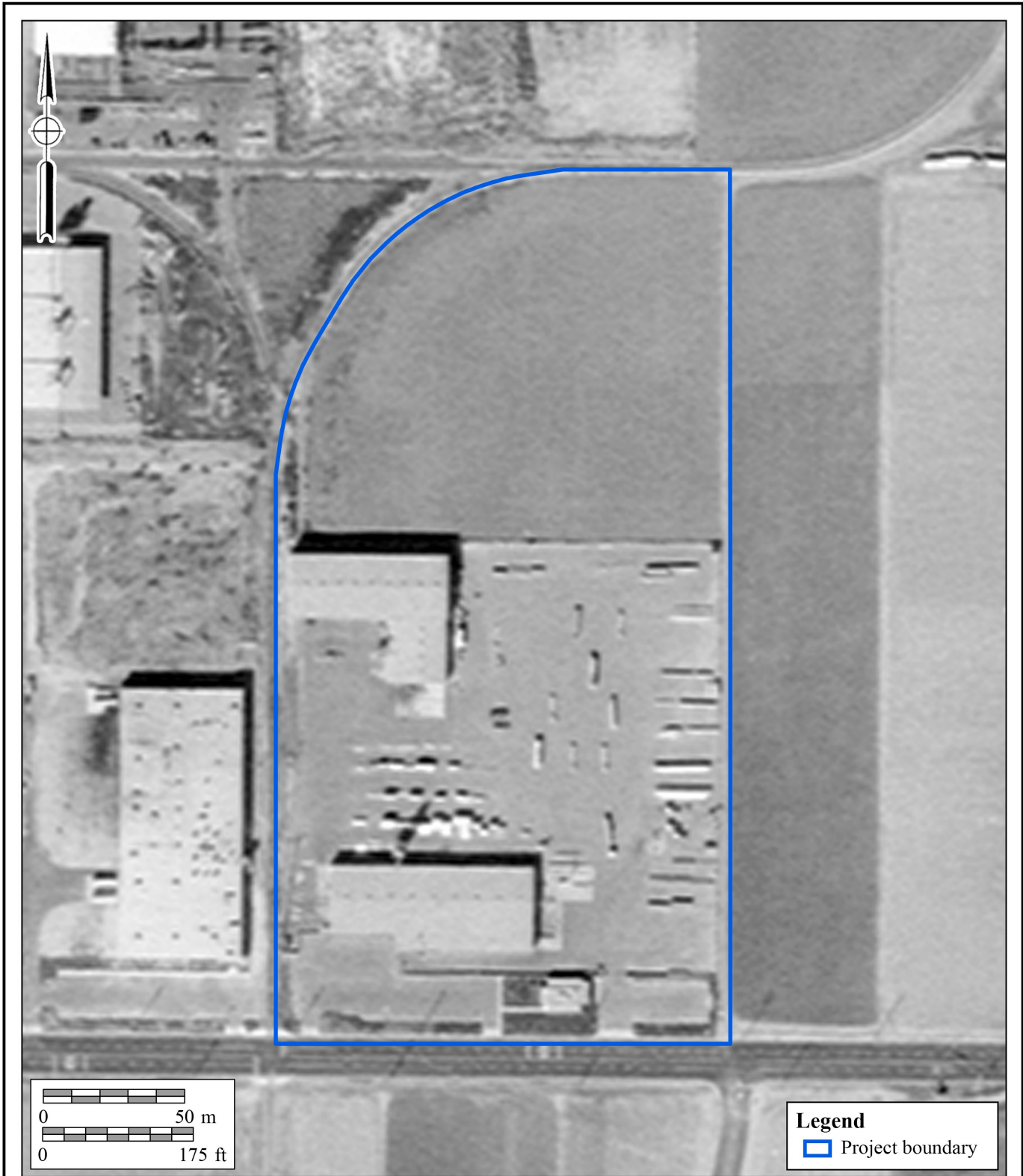
- The National Register of Historic Places (NRHP) Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE)
- The OHP, Built Environment Resource Directory (BERD)
- Historic USGS topographic maps (1897 through 1982)
- Historic aerial photographs (1938 through 2022)
- San Bernardino County Property Information Management System (PIMS) data
- Historic newspapers

The NRHP index, ADOE, and BERD did not identify any potential resources within the subject property. Further, historic maps and aerial photographs show the property as vacant agricultural fields from 1938 through the early to mid-1970s. Between 1966 and 1972 railroad

spurs were added to the project vicinity, just outside of the subject property. By 1976, the next available aerial photograph, an industrial development and associated infrastructure is visible within the southern half of the property (APN 1021-011-17) consisting of one office building, two industrial warehouse/manufacturing buildings, and associated infrastructure, including a railroad siding for the loading of goods onto trucks (Plate 1.4-1). These structures are still located within the property and currently used by RedBuilt. Based on Assessor's records obtained from the County PIMS, the industrial development was constructed in 1974. RedBuilt is known for the manufacture of engineered wood structural systems, including pre-cut and ready-for-installation I-joists, open-web trusses, and glulam beams (Daly 2024). The company is named after the co-founder of the Trus Joist company, Harold "Red" Thomas. RedBuilt was started in 2009 when Atlas Holdings acquired the commercial division of Trus Joist (Daly 2024). Based on archival research, the 1974 industrial development was constructed for the Trus Joist company, founded in 1960 and originally headquartered in Boise, Idaho, for the commercial manufacturing of engineered wood structural systems (*Chino Champion 1977; Chino Champion 2010*). As such, the property is still utilized today for the same purpose for which it was constructed.

While the southern half of the property was developed in 1974, the northern half of the project (APN 1021-011-16) remained vacant until it was cleared and partially graded between 1987 and 1992. By 1992, it appears the northern half of the project is being utilized as an additional storage yard tied to the Trus Joist facility within the southern half of the project. Between 2005 and 2007 the northern half of the project is cleared and partially graded for the construction of an additional industrial warehouse building with a new industrial warehouse building constructed within it by 2007. Assessor's records obtained from the PIMS note a construction year of 2006 for this modern industrial building. The 2006 modern industrial building is currently utilized by United Rentals with the rest of the parcel consisting of a storage yard for trailers and mobile office structures.

The aerial photographs and literature review suggest that there is little to no potential for archaeological resources to be contained within the boundaries of the project due to the extensive nature of past ground disturbances on the property. The extensive disturbance to the property strongly indicates that if archaeological resources were ever located within the project, they have been removed through the previous grading and development of the property which began between 1972 and 1974. Further, as evident from the records search results, built environment resources are the most dominant resource type to be identified within the project vicinity. Given the developed nature of the property and the low frequency of archaeological resources known to be surrounding the project parcels, the potential for archaeological discoveries on the property is extremely low.



**Plate 1.4-1**  
**1976 Aerial Photograph**  
The 5088 Edison Avenue Project

## 1.5 Applicable Regulations

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

### *1.5.1 California Environmental Quality Act*

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

- 1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historic Resources (Public Resources Code SS5024.1, Title 14 CCR [California Code of Regulations]. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:
  - a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  - b) Is associated with the lives of persons important in our past;
  - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - d) Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

- 1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- 2) The significance of a historical resource is materially impaired when a project:
  - a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
  - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
  - c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

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

- 1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
- 2) If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section

15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

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

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

- (d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:
  - 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
  - 2) The requirements of CEQA and the Coastal Act.

## **2.0 RESEARCH DESIGN**

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is southwestern San Bernardino County. The scope of work for the cultural resources study conducted for the 5088 Edison Avenue Project included the survey of an approximately 18-acre study area. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. The assessment of the significance of a resource must take into consideration a variety of factors, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions consider the small size and location of the project discussed above.

### ***Research Questions:***

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

### ***Data Needs***

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

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

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

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

The cultural resources study of the project site consisted of an institutional records search, archival research, an intensive cultural resources survey of the approximately 18-acre study area, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code and CEQA. Regulatory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

#### **3.1 Methods**

##### *3.1.1 Survey Methods*

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart when not obstructed by the current development within the property. Photographs documenting survey areas and overall survey conditions were taken frequently.

##### *3.1.2 Archival Research*

Records relating to the ownership and developmental history of this property were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSa research library, the SCCIC, and the Assessor/County Recorder/County Clerk.

##### *3.1.3 Historic Structure Assessment*

Methods for evaluating the integrity and significance of the historic buildings at 5088 Edison Avenue included photographic documentation and a review of available property records. During the survey, photographs were taken of all building elevations. The photographs were used to complete an architectural description of the buildings and a CRHR evaluation of the structure.

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

BFSa Senior Field Archaeologist Clarence L. Hoff conducted the archaeological survey for the 5088 Edison Avenue Project on May 15, 2024. The survey characterized the property as entirely developed containing the existing industrial development consisting of the RedBuilt and United Rentals buildings, respective storage yards, and associated infrastructure. As such, much of the property is covered by the existing buildings, hardscape, and commercial landscaping (Plates 3.2-1 and 3.2-2).



**Plate 3.2-1: Overview of the project from Edison Avenue, facing northwest.**



**Plate 3.2-2: Overview of the project, facing north.**

The survey did not identify any archaeological resources within the subject property. Considering the previous development of the property and the records search results, the property is unlikely to contain any subsurface archaeological resources that will be impacted by the project. However, the survey did identify four buildings within the property consisting of the 2006 United Rentals building within the northern half of the project (Plate 3.2–3) and the three 1974 RedBuilt (Trus Joist) buildings in the southern half project (discussed in depth below).



**Plate 3.2–3: Overview of the existing 2006 United Rentals building within the northern half of the project, facing northwest.**

### **3.3 Historic Structure Analysis**

The RedBuilt facility, located within APN 1021-011-17 and consisting of one office building, two industrial warehouse/manufacturing buildings, and an associated railroad siding, was constructed in 1974. Because the buildings and railroad siding are 50 years old and will be impacted by the proposed redevelopment project, they require historic evaluations to determine eligibility for the CRHR and to address potentially significant impacts to potential historical resources. The historic-era buildings and railroad track were collectively documented as temporary site number Temp-1. A State of California Department of Parks and Recreation (DPR) site record form was submitted to the SCCIC on May 31, 2024. Once processed, the SCCIC will

assign the resource a permanent site number. The following section provides the pertinent field results for the significance evaluation for Site Temp-1.

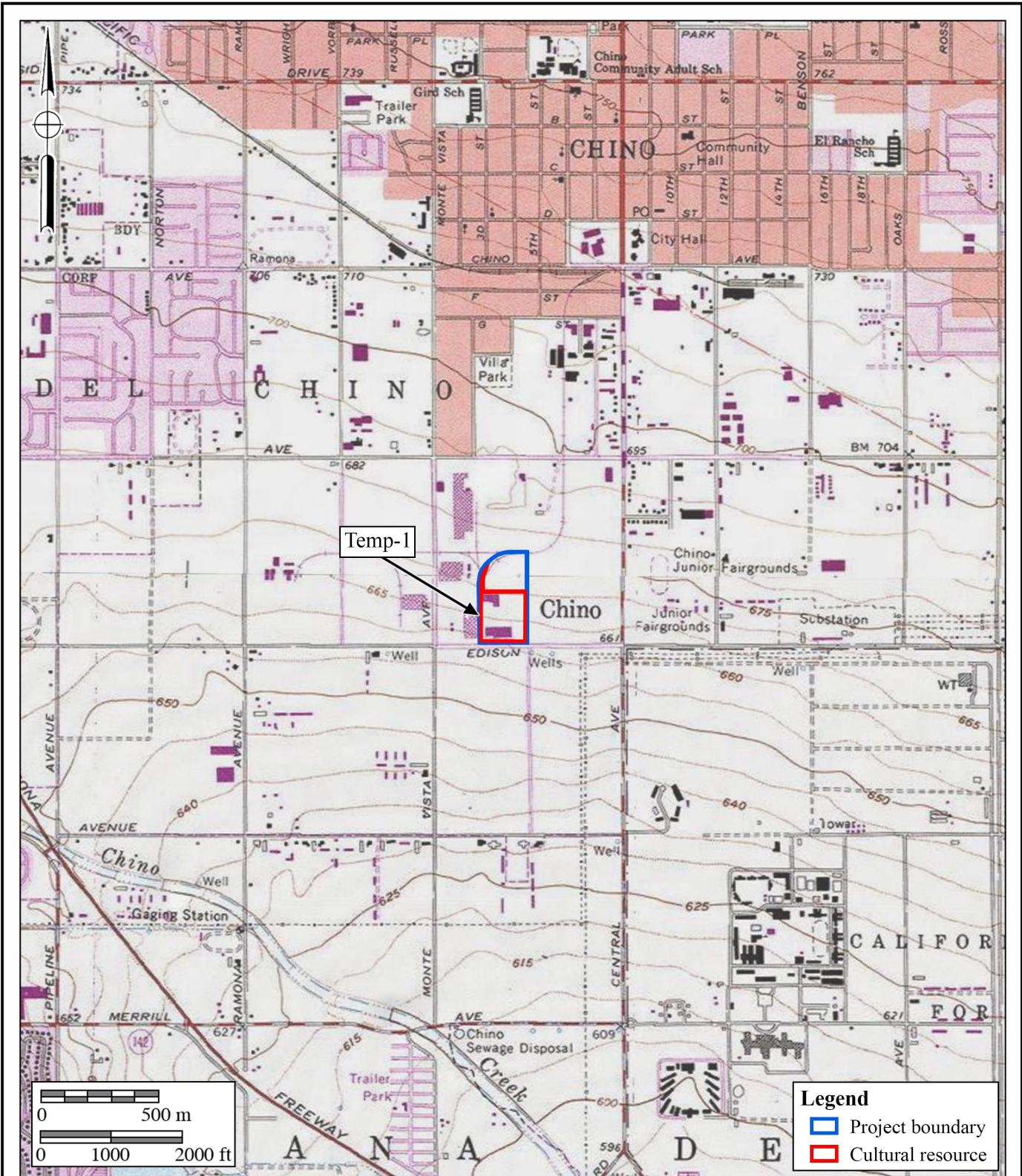
### *3.3.1 Description of Surveyed Resources*

The historic structures identified at 5088 Edison Avenue consist of one office building (Building 1) and two industrial warehouse/manufacturing buildings (Buildings 2 and 3). All three buildings are situated within APN 1021-011-17 which comprises the southern half of the subject property (Figures 3.3-1 and 3.3-2). All of the buildings were constructed in 1974 and, based on the current review of the buildings, it does not appear the structures have been altered significantly since their initial construction. Due to the age of the buildings, Site Temp-1 qualifies as a historic-era resource that must be evaluated under CRHR criteria. The following section provides the pertinent information for the significance evaluation of the buildings, which was conducted in accordance with City of Chino guidelines and cultural resource evaluation protocols.

#### **Building 1 (Office Building)**

The office building (Building 1) is a vernacular rectangular office/commercial building. The office building is set back approximately 30 feet from Edison Avenue and is surrounded on the east, west, and south by a manicured lawn and maintained commercial landscaping. The building is clad in textured stucco, absent of ornamentation, and exhibits rectangular massing along with a flat stepped roofline creating horizontal lines of perspective. The building can be broken into western and eastern halves with the western half's flat roof stepped a few feet higher than the eastern half (Plate 3.3-1). The eastern half's flat roof also contains a low wall which partially obscures rooftop equipment from ground view. The building prominently exhibits a ribbon of three-quarter-height fixed pane windows separated by rectangular pillars and located along the south, east, and north façades (Plates 3.3-2 and 3.3-3). Entrance to the building is made by way of a cement walkway that extends into a recessed entryway situated at the northern corner of the east façade. One additional door, which does not appear to be original, on the north façade, leads from the building to the RedBuilt yard and the two industrial warehouse/manufacturing buildings (Plate 3.3-4).

Based on the rectangular shape, horizontal lines of perspective, flat roof, and absence of ornamentation, the office building is most representative of the Miesian Tradition of the International architectural style (City of Riverside 2009). Although the building does incorporate some of the International Style features, it is not a distinctive unique example of the architectural style and research failed to identify any architects associated with the structure.

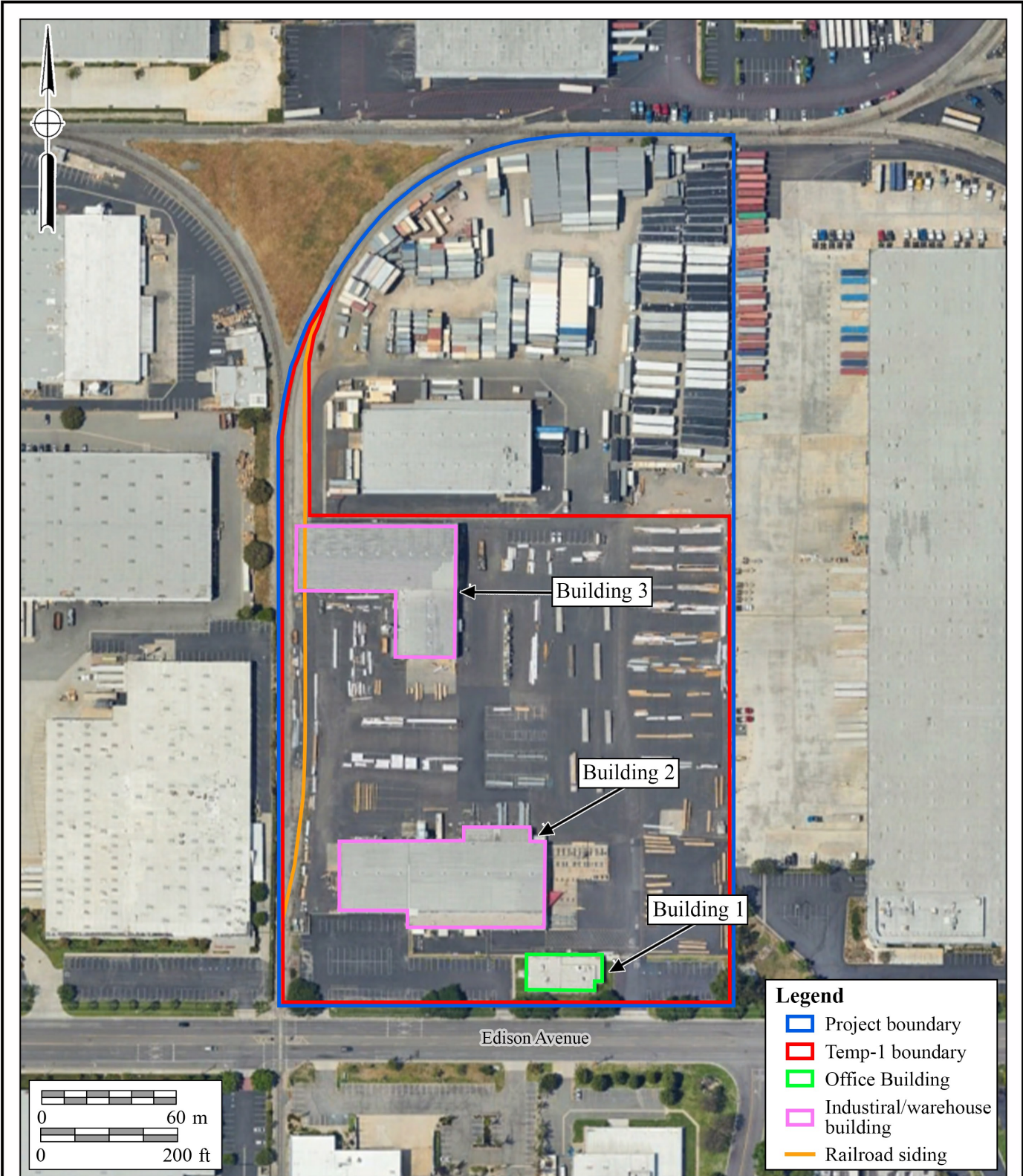


**Figure 3.3-1**  
**Cultural Resource Location Map**

The 5088 Edison Avenue Project

USGS Ontario and Prado Dam Quadrangles (7.5-minute series)





**Figure 3.3–2**  
**Historic Structure Location Map**  
The 5088 Edison Avenue Project



**Plate 3.3-1: South façade of Building 1, facing north.**  
*(Image courtesy of Google Street View)*



**Plate 3.3-2: East façade of Building 1, facing northwest.**



**Plate 3.3–3: West façade of Building 1, facing northeast.**



**Plate 3.3–4: North façade of Building 1, facing southwest.**

**Buildings 2 and 3 (Industrial Warehouse/Manufacturing Buildings)**

The two industrial warehouse/manufacturing buildings are common, mid-century, concrete and steel warehouses. The structures are typical of those found at utilitarian light industrial developments exhibiting little to no significant character-defining features or distinct architectural style. Both buildings exhibit a truss roof system. Building 2 is rectangular with metal roll-up doors found on every façade (Plates 3.3–5 through 3.3–8). Building 3 is similar to Building 2; however, the structure exhibits an “L” shaped floorplan. The longer, northern, east-to-west-trending portion of this warehouse building is taller than the smaller, north-to-south-trending section of the structure (Plates 3.3–9 and 3.3–10). This difference in height enables larger entryways and metal roll-up doors on the northern portion of the building, including rail access by way of a railroad siding (Plates 3.3–11 and 3.3–12). The railroad siding extends from the railroad spur outside of the project to the north and west, trending south through the property. The siding passes through the western section of Building 3 before curving westward, intersecting with the railroad spur west of and outside of the subject property.



**Plate 3.3–5: East façade of Building 2, facing west.**



**Plate 3.3–6: North façade of Building 2, facing southwest.**



**Plate 3.3–7: West façade of Building 2, facing southeast.**



**Plate 3.3-8: South façade of Building 2, facing northeast.**



**Plate 3.3-9: South façade of Building 3, facing north.**



**Plate 3.3–10: East façade of Building 3, facing west.**



**Plate 3.3–11: North façade of Building 3, facing southeast.**



**Plate 3.3–12: Railroad siding extending through Building 3, facing south.**

### *3.3.2 Significance Evaluations*

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of Site Temp-1 located at 5088 Edison Avenue would require approval from the City of Chino as part of the proposed project, CEQA significance criteria were used to evaluate the subject property as a potentially historic building. Therefore, criteria for listing on the CRHR were used to measure the significance of the resource.

#### CRHR Evaluation

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

- **CRHR Criterion 1:**

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

Historical research of the 5088 Edison Avenue property shows the RedBuilt (originally Trus Joist) facility consisting of one office building, two industrial warehouse/manufacturing buildings, and associated railroad siding were constructed in 1974. The facility is a common industrial/manufacturing development constructed during the late twentieth century with no association to significant events. Therefore, the 5088 Edison Avenue buildings and railroad siding are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

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

Historical research revealed that the 5088 Edison Avenue buildings and railroad siding are not associated with any persons important in our past. Again, the buildings were constructed for industrial and manufacturing purposes and not associated with any singular individual. Therefore, the 5088 Edison Avenue buildings and railroad siding are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

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

The 5088 Edison Avenue buildings and railroad siding are common utilitarian structures. The warehouse structures exhibit no architectural style. Only the office building exhibits features indicative of an architectural style, International Style. However, the office building could not be attributed to any architects and is not considered a distinctive unique example of the style. Therefore, none of the buildings are distinct, the work of an important individual, nor of high artistic value. As such, the 5088 Edison Avenue buildings and railroad siding are not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

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

The research conducted for this study revealed that the 5088 Edison Avenue buildings and railroad siding are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction. Therefore, Site Temp-1 is not likely to yield any additional information about the history of Chino or the state of California and is not eligible for designation under CRHR Criterion 4.

### **3.4 Discussion/Summary**

The survey resulted in the identification of Site Temp-1, an industrial/manufacturing warehouse development constructed in 1974 consisting of one office building, two industrial warehouse/manufacturing buildings, and an associated railroad siding. Site Temp-1 is neither considered significant under CEQA criteria nor eligible for the CRHR. The buildings found at Site Temp-1 do not appear to have been altered; however, the associated buildings are common examples of mid-1970s utilitarian industrial/manufacturing structures. The facility was built in 1974 for Trus Joist and is still utilized for its same purpose today by RedBuilt. Site Temp-1 is not associated with any significant events or individuals. As the buildings and associated railroad siding comprise a common utilitarian industrial/manufacturing development, it is unlikely that Site Temp-1 would yield any information important to the history of the region. Therefore, Site Temp-1 is not considered a “Historical Resource” under CEQA criteria and its removal will not require any further study.

## **4.0 RECOMMENDATIONS**

The archaeological study for the 5088 Edison Avenue Project was completed in accordance with City of Chino environmental policies and CEQA regulatory requirements. Although Site Temp-1, an industrial/manufacturing warehouse development constructed in 1974 consisting of one office building, two industrial warehouse/manufacturing buildings, and an associated railroad siding, was identified during the survey, it is not considered a “Historical Resource” under CEQA criteria. Therefore, no significant or CRHR-eligible resources exist within the project. As such, no potential impacts to significant cultural resources are associated with the proposed redevelopment. Furthermore, the records search results indicated that only historic built resources are recorded within a one-mile radius of the project and no prehistoric resources have ever been identified within the vicinity of the project. Therefore, due to the disturbed nature of the property as a result of prior agricultural use and the clearing, grading, and development of the property, coupled with the records search results, there is little to no potential that any archaeological deposits are present within the project boundaries. No further cultural resources study or mitigation measures are recommended as a condition of permit approval. A copy of this report will be submitted to the SCCIC at CSU Fullerton.

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

The archaeological survey program for the 5088 Edison Avenue Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by BFSA Senior Field Archaeologist Clarence L. Hoff. The report text was prepared by Andrew J. Garrison, M.A., RPA, and report graphics were prepared by Emily T. Soong. Technical editing and report production were conducted by Shawna M. Krystek. The archaeological records search was conducted by Emily T. Soong at the SCCIC at CSU Fullerton.

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**APPENDIX A**

**Qualifications of Key Personnel**

# Andrew J. Garrison, M.A., RPA

## Project Archaeologist

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## E ducation

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<b>Master of Arts, Public History, University of California, Riverside</b>	<b>2009</b>
<b>Bachelor of Science, Anthropology, University of California, Riverside</b>	<b>2005</b>
<b>Bachelor of Arts, History, University of California, Riverside</b>	<b>2005</b>

## P rofessional Memberships

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Register of Professional Archaeologists	Society of Primitive Technology
Society for California Archaeology	Lithic Studies Society
Society for American Archaeology	California Preservation Foundation
California Council for the Promotion of History	Pacific Coast Archaeological Society

## E xperience

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**Project Archaeologist** **June 2017–Present**  
**BFSAE nvironmental Services, A Perennial Company** **Poway, California**

Project management of all phases of archaeological investigations for local, state, and federal agencies including National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) level projects interacting with clients, sub-consultants, and lead agencies. Supervise and perform fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Perform and oversee technological analysis of prehistoric lithic assemblages. Author or co-author cultural resource management reports submitted to private clients and lead agencies.

**Senior Archaeologist and GIS Specialist** **2009–2017**  
**Scientific Resource Surveys, Inc.** **Orange, California**

Served as Project Archaeologist or Principal Investigator on multiple projects, including archaeological monitoring, cultural resource surveys, test excavations, and historic building assessments. Directed projects from start to finish, including budget and personnel hours proposals, field and laboratory direction, report writing, technical editing, Native American consultation, and final report submittal. Oversaw all GIS projects including data collection, spatial analysis, and map creation.

**Preservation Researcher** **2009**  
**City of Riverside Modernism Survey** **Riverside, California**

Completed DPR Primary, District, and Building, Structure and Object Forms for five sites for a grant-funded project to survey designated modern architectural resources within the City of Riverside.

**Information Officer**  
**Eastern Information Center (EIC), University of California, Riverside**

**2005, 2008–2009**  
**Riverside, California**

Processed and catalogued restricted and unrestricted archaeological and historical site record forms. Conducted research projects and records searches for government agencies and private cultural resource firms.

## Reports/Papers

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- 2019 A Class III Archaeological Study for the Tuscany Valley (TM 33725) Project National Historic Preservation Act Section 106 Compliance, Lake Elsinore, Riverside County, California. Contributing author. Brian F. Smith and Associates, Inc.
- 2019 A Phase I and II Cultural Resources Assessment for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2019 A Phase I Cultural Resources Assessment for the 10575 Foothill Boulevard Project, Rancho Cucamonga, California. Brian F. Smith and Associates, Inc.
- 2019 Cultural Resources Study for the County Road and East End Avenue Project, City of Chino, San Bernardino County, California. Brian F. Smith and Associates, Inc.
- 2019 Phase II Cultural Resource Study for the McElwain Project, City of Murrieta, California. Contributing author. Brian F. Smith and Associates, Inc.
- 2019 A Section 106 (NHPA) Historic Resources Study for the McElwain Project, City of Murrieta, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2018 Cultural Resource Monitoring Report for the Sewer Group 818 Project, City of San Diego. Brian F. Smith and Associates, Inc.
- 2018 Phase I Cultural Resource Survey for the Stone Residence Project, 1525 Buckingham Drive, La Jolla, California 92037. Brian F. Smith and Associates, Inc.
- 2018 A Phase I Cultural Resources Assessment for the Seaton Commerce Center Project, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2017 A Phase I Cultural Resources Assessment for the Marbella Villa Project, City of Desert Hot Springs, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2017 Phase I Cultural Resources Survey for TTM 37109, City of Jurupa Valley, County of Riverside. Brian F. Smith and Associates, Inc.
- 2017 A Phase I Cultural Resources Assessment for the Winchester Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2016 John Wayne Airport Jet Fuel Pipeline and Tank Farm Archaeological Monitoring Plan. Scientific Resource Surveys, Inc. On file at the County of Orange, California.
- 2016 Historic Resource Assessment for 220 South Batavia Street, Orange, CA 92868 Assessor's Parcel Number 041-064-4. Scientific Resource Surveys, Inc. Submitted to the City of Orange as part of Mills Act application.

- 2015 Historic Resource Report: 807-813 Harvard Boulevard, Los Angeles. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.
- 2015 Exploring a Traditional Rock Cairn: Test Excavation at CA-SDI-13/RBLI-26: The Rincon Indian Reservation, San Diego County, California. Scientific Resource Surveys, Inc.
- 2014 Archaeological Monitoring Results: The New Los Angeles Federal Courthouse. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.
- 2012 Bolsa Chica Archaeological Project Volume 7, Technological Analysis of Stone Tools, Lithic Technology at Bolsa Chica: Reduction Maintenance and Experimentation. Scientific Resource Surveys, Inc.

## Presentations

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- 2017 "Repair and Replace: Lithic Production Behavior as Indicated by the Debitage Assemblage from CA-MRP-283 the Hackney Site." Presented at the Society for California Archaeology Annual Meeting, Fish Camp, California.
- 2016 "Bones, Stones, and Shell at Bolsa Chica: A Ceremonial Relationship?" Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2016 "Markers of Time: Exploring Transitions in the Bolsa Chica Assemblage." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2016 "Dating Duress: Understanding Prehistoric Climate Change at Bolsa Chica." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2014 "New Discoveries from an Old Collection: Comparing Recently Identified OGR Beads to Those Previously Analyzed from the Encino Village Site." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.
- 2012 Bolsa Chica Archaeology: Part Seven: Culture and Chronology. Lithic demonstration of experimental manufacturing techniques at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.

**APPENDIX B**

**DPR Site Record Forms**

*(Deleted for Public Review; Bound Separately)*

**APPENDIX C**

**Archaeological Records Search Results**

*(Deleted for Public Review; Bound Separately)*

**APPENDIX D**

**NAHC Sacred Lands File Search Results**

*(Deleted for Public Review; Bound Separately)*