Exhibit J – Additional Studies (Trip Generation Analysis, Cultural Resource Survey)

March 6, 2023

Andrade Company
Jason Andrade. President
360 W Bedford Avenue, Suite 103
Fresno, CA 93711

Subject: Bullard Infinite Living Project Trip Generation Analysis (JLB Project 004-187)

Dear Mr. Andrade,

JLB Traffic Engineering, Inc. (JLB) has completed a **Trip Generation Analysis** (TGA) for the Bullard Infinite Living Project located in the City of Fresno. Based on information provided to JLB, the Project proposes to expand an existing residential home to a congregate facility and build two new congregate care facilities. The address of the Project is 2287 West Bullard Avenue in the City of Fresno and is located in the southeast quadrant of Bullard Avenue and Van Ness Boulevard. Per information provided to JLB, the proposed Project is consistent with the City of Fresno General Plan Land Use designation. The purpose of this TGA is to evaluate the potential trip generation of the proposed Project.

Project Description

The Project proposes to expand an existing 3,310 square foot residential home to a 4,500 square foot congregate care facility and build two new congregate care facilities with a total square footage of 9,011. The combined total square footage of the three facilities is 13,511. Based on information provided to JLB, the Project will operate as a congregate care facility. For the purpose of estimating trip generation, the Institute of Transportation Engineers (ITE) land use Congregate Care Facility and dwelling units will be used for the activities that will take place. Additionally, JLB has included the ITE land use Assisted Living and number of beds to provide a conservate estimate of the trip generation of the Project. The project proposes to hold a capacity of 54 beds within 3 dwelling units. An aerial of the Project Vicinity and Project Site Plan are shown in Exhibits A and B, respectively.

Project Trip Generation

The trip generation rates for the proposed Project site were obtained from the 11th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Table I presents the total trip generation for the Project site with trip generation rates for Congregate Care Facility. Per the ITE Trip Generation Manual, the proposed Project is estimated to generate approximately 7 daily, 0 AM peak hour and 1 PM peak hour driveway trips.

Table I: Project Trip Generation – Congregate Care Facility

Land Use (ITE Code)	Size	Unit	Daily		AM (7-9) Peak Hour						PM (4-6) Peak Hour					
			Rate	Total	Trip Rate	In %	Out %	In	Out	Total	Trip Rate	In %	Out %	In	Out	Total
Congregate Care Facility (253)	3	d.u.	2.21	7	0.08	58	42	0	0	0	0.18	49	51	0	1	1
Total Project Driveway Trips				**7**				**0**	**0**	**0**				**0**	**1**	**1**

Notes: d.u. = Dwelling Unit

Table II presents the total trip generation for the Project site with trip generation rates for Assisted Living. Per the ITE Trip Generation Manual, the proposed Project is estimated to generate approximately 140 daily, 10 AM peak hour and 13 PM peak hour driveway trips.

Table II: Project Trip Generation – Assisted Living

Land Use (ITE Code)	Size	Unit	Daily		AM (7-9) Peak Hour						PM (4-6) Peak Hour					
			Rate	Total	Trip Rate	In %	Out %	In	Out	Total	Trip Rate	In %	Out %	In	Out	Total
Assisted Living (254)	54	Beds	2.60	140	0.18	60	40	6	4	10	0.24	39	61	5	8	13
Total Project Driveway Trips				**140**				**6**	**4**	**10**				**5**	**8**	**13**

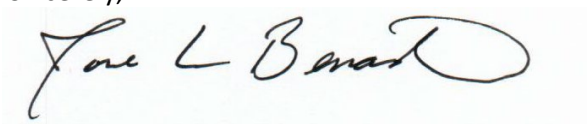
Conclusions

Conclusions and recommendations regarding the proposed Project are provided below:

- The new Project site as a Congregate Care Facility is estimated to generate approximately 7 daily, 0 AM peak and 1 PM peak hour driveway trips.
- Conservatively, the new Project site as an Assisted Care Facility is estimated to generate approximately 140 daily, 10 AM peak hour and 13 PM peak hour driveway trips.
- Each land use results in a daily trip generation considerably less than 500 daily trips.
- The proposed Project is consistent with the City of Fresno General Plan.
- Since the Project is consistent with the City of Fresno General Plan and is projected to generate 500 or less daily trips, the Project should be screened out from a Vehicle Miles Traveled (VMT) analysis.

If you have any questions or require additional information, please contact me via phone at (559) 570-8991, or via email at jbenavides@jlbtraffic.com.

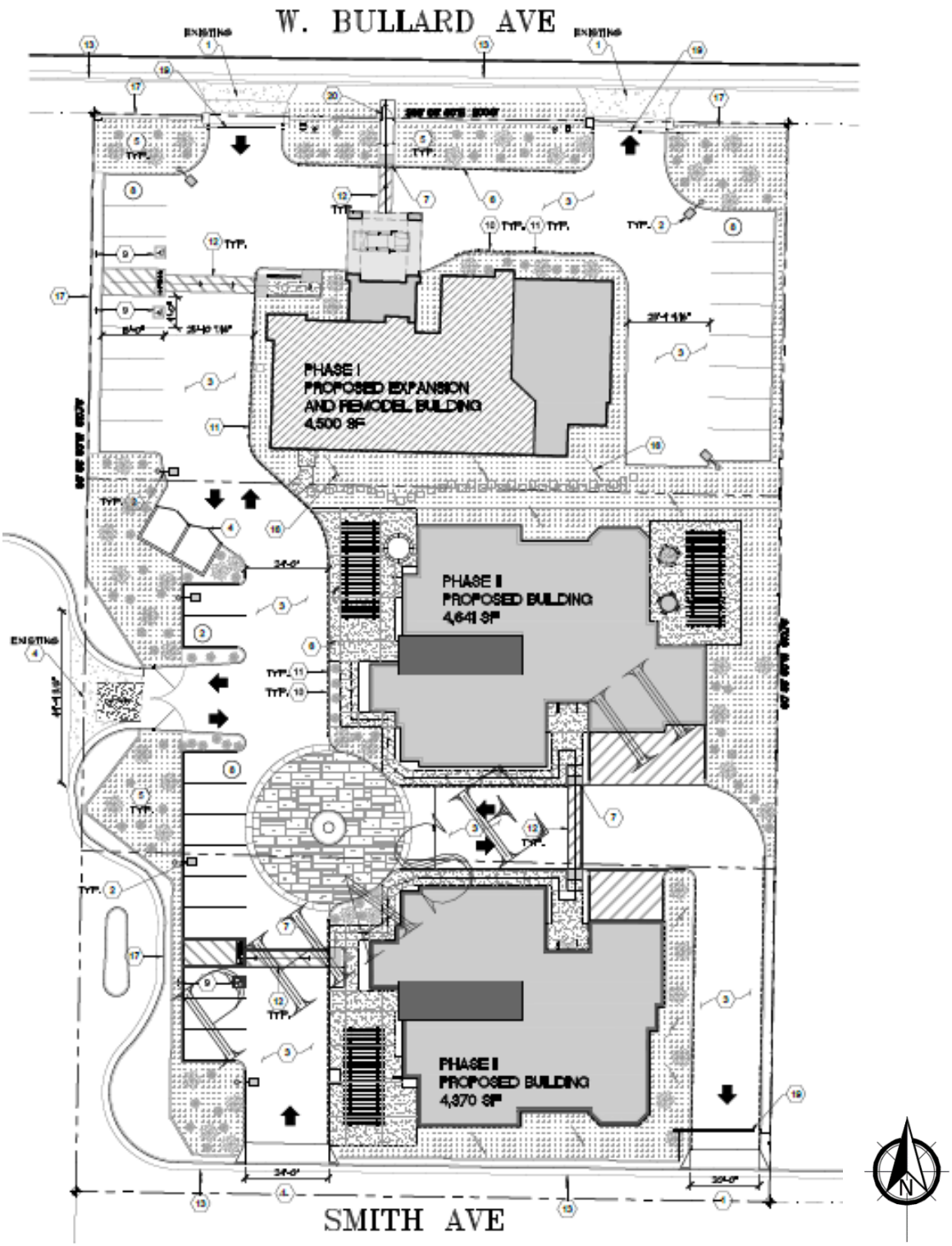
Sincerely,



Jose Luis Benavides, P.E., T.E.
President

Exhibit A: Vicinity Map

Exhibit B: Project Site Plan



HISTORIC PROPERTY SURVEY
FOR THE
PROPOSED CONGREGATE LIFE HEALTH FACILITY PROJECT
2287 WEST BULLARD AVENUE (APN 415-033-44)
FRESNO, FRESNO COUNTY, CALIFORNIA

Submitted To:

Mr. Jason Andrade
President
California Retail Builders, Inc.
360 West Bedford, Suite 103
Fresno, California 93711

Submitted By:

Jon L. Brady, M.A.
J&R Environmental Services
17900 Auberry Road
Clovis, CA 93619

February 2023

Approximately 1.13 Acres
USGS Fresno North, California, 7.5' Quadrangle
Section 7, T13S R20E, Mount Diablo Base Meridian

EXECUTIVE SUMMARY

On February 3, 2023, an architectural survey was performed within the parcel boundaries of Assessor Parcel Number (APN) 415-033-44 located at 2287 West Bullard Avenue in the city of Fresno, California. The owner of the property, 2287 Bullard, Inc., doing business as Infinite Living, proposes to convert a 3,310 square foot residential home into an approximately 5,000 square foot Congregate Life Health Facility (CLHF), which is in northwest Fresno, California. Remodeling and new construction will be undertaken by California Retail Builders, Inc., located in Fresno, California.

The project is further described as being in a portion of Section 7, Township 13 South, Range 20 East, Mount Diablo Base & Meridian (M.D.B.&M) (USGS Fresno South 7.5 Quadrangle, 2021). The Project Area Limits is bounded on the north by West Bullard Avenue, APN 415-033-34T to the south, APN 415-033-47 to the east, and APN 415-033-45 to the west.

The property site on approximately 1.29 acres and is currently zoned R2 in which a CLHF license is permitted under this zoning with a Conditional Use Permit (CUP). California Retail Builders, Inc., submitted the site plan to the City of Fresno. The site plan is in the City of Fresno's Design Site Review (DSR) with an application number of 22TMP-013811. The property will consist of two phases and will not be subdivided. The first phase will consist of an existing house which lies north side of the property and will be remodeled and expanded. Regarding the infrastructure for the entire property, this will all be done in the first phase as well due to the ingress and egress on the property (entrance and exits and traffic flow). The second phase will consist of new construction of two houses just south of the existing house and any leftover infrastructure that was not done during the first phase.

To comply with the California Environmental Quality Act (CEQA) as well as the City of Fresno Code of Ordinances, the City of Fresno is required to determine if the proposed project will have a significant impact on important historical resources.

This report documents the efforts to identify and evaluate historic-era resources that fulfills California Environmental Quality Act (CEQA) requirements that mandate public agencies determine whether a project will have a significant impact on important historical resources. A substantial adverse change in the significant qualities of a historical resource is considered a significant impact. As defined by CEQA, in part, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) [14 California Code of Regulations (CCR) 15064.5 (a)(3)]. This report also meets the City of Fresno Code of Ordinances Article 16, Section 12-1602 compliance for the aforementioned project.

No further built environment investigations are recommended for the current project unless project plans are altered to include areas not covered by this study. If there are any ground disturbing activities planned for future projects at this location, an archaeological investigation may be required.

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1.0 INTRODUCTION

This report presents the findings of an architectural survey of the Proposed Congregate Life Health Facility Project located at 2287 West Bullard Avenue (APN] 415-033-44), Fresno, Fresno County, California within Township 13 South, Range 20 East, Section 7, M.D.B.&M.; see Figures 1 and 2.

The City of Fresno has requested that California Retail Builders, Inc., have an architectural historian, who meets the Secretary of the Interior's Professional Qualifications, conduct an architectural survey for the property at 2287 West Bullard Avenue, Fresno, Fresno County, California.

At the behest of the City of Fresno, with California Retail Builders, Inc., J&R Environmental Services located in Clovis, California to complete the historic property survey.

This report documents the efforts to identify and evaluate historic-era resources to fulfill CEQA requirements that mandate public agencies determine whether a project will have a significant impact on important historical resources. A substantial adverse change in the significant qualities of a historical resource is considered a significant impact. As defined by CEQA, in part, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) [14 California Code of Regulations (CCR) 15064.5 (a)(3)]. The City of Fresno Historic Preservation Ordinance (Fresno Municipal Code, Chapter 13, Article 4) provides addition guidelines that the owner of the property within the PAL must address.

Jon L. Brady, architectural historian, from J&R Environmental Services conducted an architectural survey of the PAL on February 3, 2023. Photographic documentation was performed on the same day. No significant cultural resources (historic resources) were identified as the result of the architectural survey and formal evaluation of the project 's PAL (Figure 2).

1.1 PROJECT DESCRIPTION

The owner of the property, 2287 Bullard, Inc., doing business as Infinite Living proposes to convert a vacant residence property into a 5,000 square-foot CLFH. The proposal includes converting a 3,310 square foot residential home into an approximately 5,000 square foot Congregate Life Health Facility (CLHF), which is in northwest Fresno, California. Remodeling and new construction will be undertaken by California Retail Builders, Inc., located in Fresno, California.

The PAL for this project is limited to a parcel located at 2287 West Bullard Avenue (APN 415-033-44), in the city of Fresno, Fresno County, California in Township 13 South, Range 20 East, Section 7, M.D.B. & M, as shown on the Fresno North 7.5 Minute topographic quadrangle (USGS 2021) (Figure 1).

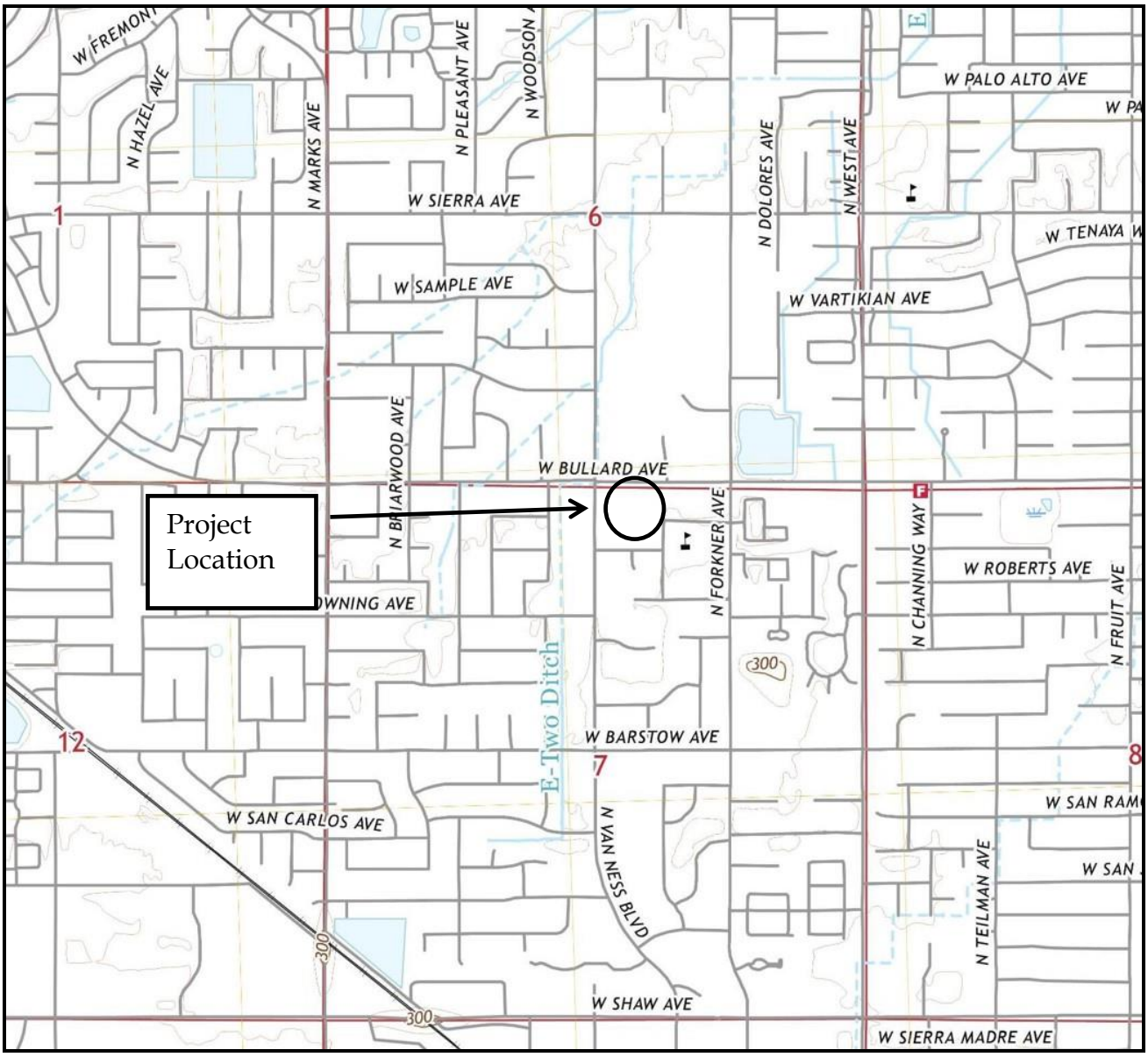

Figure 1. Project Location (U.S.G. S. Fresno North 7.5 Minute Quadrangle).

Figure 2. Project Area Limits – 2287 West Bullard, Fresno, California.

2.0 REGULATORY CONTEXT

2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires consideration of project impacts on archaeological or historical sites deemed to be "historical resources." Under CEQA, a substantial adverse change in the significant qualities of a historical resource is considered a significant effect on the environment. For the purposes of CEQA, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (Title 14 CCR §15064.5[a][1]-[3]). Historical resources may include, but are 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" (PRC §5020.1[j]).

The eligibility criteria for the California Register are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation n.d.). Generally, a resource is considered "historically significant" if it meets one or more of the following criteria for listing on the California Register:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1[c])

2.2 CITY OF FRESNO HISTORIC PRESERVATION ORDINANCE

The City of Fresno Historic Preservation Ordinance (Fresno Municipal Code, Chapter 13, Article 4) established a Historic Preservation Commission and a Local Register of Historic Resources. Any building, structure, object, or site may be designated as a historical resource and listed on the Local Register if the Historic Preservation Commission and the City Council find that the resource is more than 50 years old; possesses integrity of location, design, setting, materials, workmanship, feeling, and association; and meets at least one of the following criteria:

i. It is associated with events that have made a significant contribution to the broad patterns of our history; or
ii. It is associated with the lives of persons significant in our past; or
iii. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values; or
iv. It has yielded or may be likely to yield information important in prehistory or history. (Fresno Municipal Code, Chapter 13, Article 4).

3.0 HISTORICAL CONTEXT

3.1 DEVELOPMENT OF FRESNO

In 1856, Fresno County was formed from portions of Mariposa, Merced, and Tulare counties, with the town of Millerton designated as the first seat of government. By 1874, the seat had moved to the more centrally located city of Fresno, located adjacent to the recently completed Central Pacific Railroad tracks (Brady 1985:6; Carter nd:5).

The city of Fresno was founded under the conditions discussed below. The Central Pacific Railroad, having completed the western segment of the transcontinental railroad, decided to connect the northern part of California with Los Angeles (Eaton 1965: ix). The railroad line was planned to traverse Fresno County, with its principal stop being located at Sycamore (now Herndon) on the San Joaquin River. Construction crews commenced work on the rail line in Sacramento on December 31, 1869. During an inspection tour in November 1871, several officials of the Central Pacific Railroad (including its director, Leland Stanford), visited the 2,000-acre A.Y. Easterby ranch east of Fresno's eventual site (Clough and Secrest 1984:121). Upon seeing the fields of "gently-waving green grain," Stanford exclaimed "Wonderful! Here we must build the town" (Eaton 1965). The site was in the "Sinks of Dry Creek" the lowest spot between the San Joaquin and Kings rivers (Clough and Secrest 1984:121; Eaton 1965).

Shortly after Stanford's visit to Easterby's ranch, the Contract and Finance Company (the Central Pacific's real estate subsidiary) purchased 4,480 acres of land from the so-called German Syndicate of San Francisco to which Easterby belonged. This group of real estate speculators, in which German-born members predominated, had previously purchased 80,000 acres of undeveloped central California land from William S. Chapman (Eaton 1965: ix; Clough and Secrest 1984:121).

By the spring of 1873, track had been laid as far as the new Fresno town site. In April 1873, further additions there included sidetracks and a turning table. Over the course of the next month, the town site was first surveyed by Edward H. Mix. It was divided into "302- by 400-foot blocks, with 25- by 150-foot lots and twenty-foot alleys" (Eaton 1965; Clough and Secrest 1984:121). The cost of individual lots depended on their proximity to the embryonic civic center and the railroad tracks – ranged from $60 to $250. Within two years the city boasted of having "four general stores, two fruit stores, one drugstore, three hotels, two restaurants, six saloons, two law offices, two physicians, one tinsmith, one saddle shop, two butcher shops, three blacksmiths one tailor, the *Expositor* [newspaper], and twenty-five private residences" (Clough and Secrest 1984:122).

As the community grew in stature and increased population, calls for changing the county seat from Millerton to Fresno were being made. Eventually, a petition for this purpose was submitted to the Fresno County Board of Supervisors, calling for a special election to address this issue. On March 23, 1874, with the special election completed, Fresno emerged as the winner, and became the new county seat.

The growth of the community was enhanced when Fresno became the center of the raisin industry during the 1880s. Other important local crops during that time included peaches, nectarines, apricots, figs, and almonds. This rapid growth was made possible by a system of irrigation canals that brought water from the Kings River to the plains around Fresno (Brady and Hattersley-Drayton 2003:7).

Although the city's population had grown from only1,112 in 1880 to 3,464 in 1885, and despite not having a "…police force, sewer system or truly efficient fire department, and cattle were still roaming the dusty streets that became winter lakes" (Clough and Secrest 1984:141), the city incorporated in 1885. Incorporation allowed the city government to collect property taxes and other municipal assessments. Additional revenues contributed to the progress made by 1885, as it was said that in that year "…street grades and town lot numbers were established, and four years later the first street paving was accomplished" (Clough and Secrest 1984:319).

Fresno's economy was booming in 1887, and this was tied to several events. First, the development of Fresno was directly linked to the presence of the railroad. Irrigation canals were slowly being constructed and extending water to the surrounding areas of "the new county seat." Almost as important was the development of farm colonization enterprises by outside capital in the early 1880s. Added to this was the unusual marketing of Fresno "…as no other locality had been, and people had their eyes opened to the interior 'cow country' wonder" (Vandor 1919:359). Thus, when 1887 rolled around, the boom was hailed as a "matter of fact" (Relatively inexpensive land and low startup costs played a role in this).

Real estate transactions during the year reflected the upward spiraling economy. During the month of April alone, the county recorder reported 375 deed transactions totaling more than one million dollars. In 1919, local historian Paul Vandor (363) noted that in June alone "…302 deeds were recorded and fifty-two June 25 representing $141,235 with fourteen nominals swelling the total to estimated $200,000." Over 1,100 deeds were filed with the Fresno County Recorder in November 1887, and the last 70 original Central Pacific's town site holdings were purchased by Jefferson Guy Rhodes in August 1887 (Vandor 1919:366). Land sales beyond the city limits, especially north of present-day Divisadero Avenue, were spawned by the need to expand both residential and commercial areas.

With Fresno's economy still in high gear, new buildings continued to be erected. On Mariposa Street in 1889 alone, the cost of construction amounted to close to one million dollars. The *Fresno Morning Republican* noted that it was hard for any business to fail during this period (Clough and Secrest 1884). By 1890, the city population was estimated at just under 10,890, and the county had a population of approximately 31,158 (Vandor 1919:360 cited in Brady and Hattersley-Drayton 2003:7).

Prior to this boom period in Fresno, most of the property within a five-block radius of Mariposa and J Street (later, Fulton) was selling for a nominal $62.50, but if one wanted a corner lot, the price was $125.00. Vandor (1919:358) notes that land prices shot up "…during the boom times in 1887, and in 1911 within a radius of five miles they ranged from $150 to $200 and as high as $300 for a pair."

With growth of the downtown area, both commercial and residential buildings could be found along K (later, Van Ness) Street, between Tulare and Inyo streets. More outlying residential areas, such as those along O Street, were still in relatively rural settings (Brady and Hattersley-Drayton 2003:7).

Wealth achieved through land speculation in the Fresno area allowed prominent individuals, such as county officeholder and pioneer William Faymonville, to build a fine house at K Street and Stanislaus Avenue; the house eventually became the residence of C.S. Pierce, a gentleman who made his fortune in the local lumber industry. S.N. Griffith, notable land speculator and real estate dealer, built another palatial residence at Voorman and San Pablo (Vandor 1919:358).

As properties were selling at a premium with the city limits, additional land for both commercial and residential development was being annexed by the city. The Woodward Addition, located at the southern end of the community, was the first to be annexed by the city in 1887; however, growth potential appeared to be directed to the north and west of the city limits (Vandor 1919:361).

The first major addition to Fresno's city limits was the Villa Homestead Tract, platted by W.H. McKenzie in 1880. The tract encompassed an area bounded by Blackstone, Divisadero, First and Belmont avenues (Thompson 1891; Fresno County 1880). It would be further subdivided over the next few decades; some of the subdivisions included the Altamont Addition of 1888, the Monroe Addition, the Villa Addition, and the Hadbell Addition, just to name a few. The expansion of the city, especially during the 1880s, necessitated the creation of a municipal transportation system. The introduction of a trolley system linking the downtown area with the new subdivisions provided that link.

3.2 EXPANSION OF FRESNO NORTH OF DIVISADERO AVENUE

The expansion of the city north from the economic hub of Fresno – the downtown area – necessitated the creation of a municipal transportation system. The introduction of this new system in the 1880s made living north of the downtown area more attractive. In 1887 several horse-drawn trolley car franchises were awarded contracts by the City of Fresno to extend their services "from the railroad depot through the commercial district and from there into the surrounding and growing residential areas" (Hamm 1979:13; Guard 1909, 1911, and1913; and Progressive Map Services 1920, 1935).

Some of the early franchises failed in 1887, but over the next couple of years new lines were established. Thomas E. Hughes was one of the latest to lay out a "…line from the depot, along Tulare Street to I, thence to Ventura Street and eastward to the Fair grounds." A second line ran from the depot up to Mariposa Street to K Street then up to Tulare Street to its terminus (Winchell 1933:148). Perhaps the most important trolley line during the 1880s was the Fresno, Belmont, and Yosemite

Railroad that began at the Southern Pacific Railroad depot and ran along Mariposa Street to J Street (later, Fulton) and then north along J Street to the City limits at Sylvia Street (later Divisadero Avenue). At Tuolumne Street the line split, proceeding along O Street where it turned into Blackstone Avenue, which at the time was only a country road. The line terminated at Belmont Avenue where the system's car barns and stables were located (Winchell 1933:148).

Fresno's population continued to grow during the latter 1800s and early 1900s and with it a demand for more streetcar service. In 1902 the Forthcamp streetcar line commenced. It was one of three routes developed by the Fresno City Railway. The other two routes extended east toward Sunnyside area and the other extended as far as Recreation. All three routes were single track lines and efforts were made to expand service through double tracking systems. However, the Forthcamp line appeared to be the priority as work commenced on double tracks in 1909. The area along the Forthcamp line (present-day Fulton Avenue) between Belmont and Olive avenues was widened to accommodate the expanded street service. Another double track line along Fulton Street was completed between Divisadero and Belmont avenues (Weitze 1991:6).

The expansion of streetcar services not only provided transportation between the city's economic hub (downtown) and newly developed subdivisions, but also provided a connection with recreational areas such as Roeding Park (the Roeding Line) and the Fresno Beach (the Fresno Beach Line). Both lines were built in the early 1900s.

The Fresno Beach Electric Line (FBEL) was the larger of the two double track lines. The FBEL was the "…first line to run along Wishon Avenue, and the Beach cars ran the length of Wishon" (Hamm 1979: 59). According to Hamm (1979: 59):

> *Leaving S.P. Depot the cars went north on Mariposa to J (Fulton) and then followed Forthcamp trackage to Olive Avenue. Turning off Olive to go north on Wishon, this was the second extension of the original Forthcamp service. From Olive Avenue the new tracks ran clear to the San Joaquin River.*

The FBEL was the brainchild of J.C. Forkner, a pioneer Fresno realtor, who thought an interurban line through his vast land holding in northwest Fresno County. By connecting Fresno's economic downtown hub with the San Joaquin River, Forkner had the potential for buyers to lands that he would eventually subdivide (Hamm 1979: 59).

A second incentive to movement north into Fresno County was the popularity of the automobile that allowed people to look to the suburbs and beyond, during the 1920s and 1930s, for alternatives as housing became too expensive in the downtown area. Residential development north of Belmont Avenue continued to

expand into the 1950s along with commercial development both north and east of the economic hub of Fresno.

3.3 PROJECT-SPECIFIC HISTORY

Most of the land north of the Fresno city limits was under cultivation dating back to 1891 (Thompson 1891: Sheet 59). The land north of present-day West Bullard belonged to Frank Bullard (Section's 5-6) and Charles Baum owning most of the acreage south of the same street. Mr. Baum owned Section's 7 and 8.

In the general area of the project in 1907, there were two subdivisions already platted. This included the Perrin Colony with 215 20-acre parcels and the California Poultry Farm with 96 10-acre parcels, both located east and south of the current PAL. Ownership of most of the land around the PAL was owned by the Bullard Company (Section's 4-6) and Eliza Baum (Section's 7-8) (Harvey 1907: Sheet 15). By 1909, Bullard and Company had bought out most of the Baum family property included the current project PAL (Guard 1909).

In 1913, Charles P. Jensen surveyed and platted the "Map of Bullard Lands Irrigation Subdivision Number 2" (Subdivision No. 2; see Figure 3 below) on behalf of the Bullard Company and the Fresno Canal and Irrigation Company. Mr. E.A. Bullard, President of the Bullard Company, and Mr. Drew, Secretary for the Fresno Canal and Irrigation Company submitted the subdivision map to the County of Fresno. The subdivision included 76 20-acre lots. The subdivision was bounded in the north by Bacon Avenue (present-day West Sierra Avenue), by Chittenden Avenue (present-day North West Avenue) on the east, by Carnine Avenue (present-day West Shaw Avenue), and on the west by the western boundary of Section's 6 and 7 (Fresno County Record of Surveys 1913: Book 9, Page 15).

The project PAL is in a portion of Lot 33 of the Bullard Lands Irrigation Subdivision Number 2. Archival research identified two individuals by the name of Dwelle and Miles as owning Lot 33, a 20-acre parcel (Progressive Maps of Fresno County 1935: Sheet 33-B). All 72 lots had been purchased by individuals and families by 1935 (Progressive Map Service 1935). In 1937, most of the land around the project PAL was dominated by tree orchards. On the north side of West Bullard Avenue there were at least five residences directly across from the project area (Fresno County, California Aerial Survey 1937).

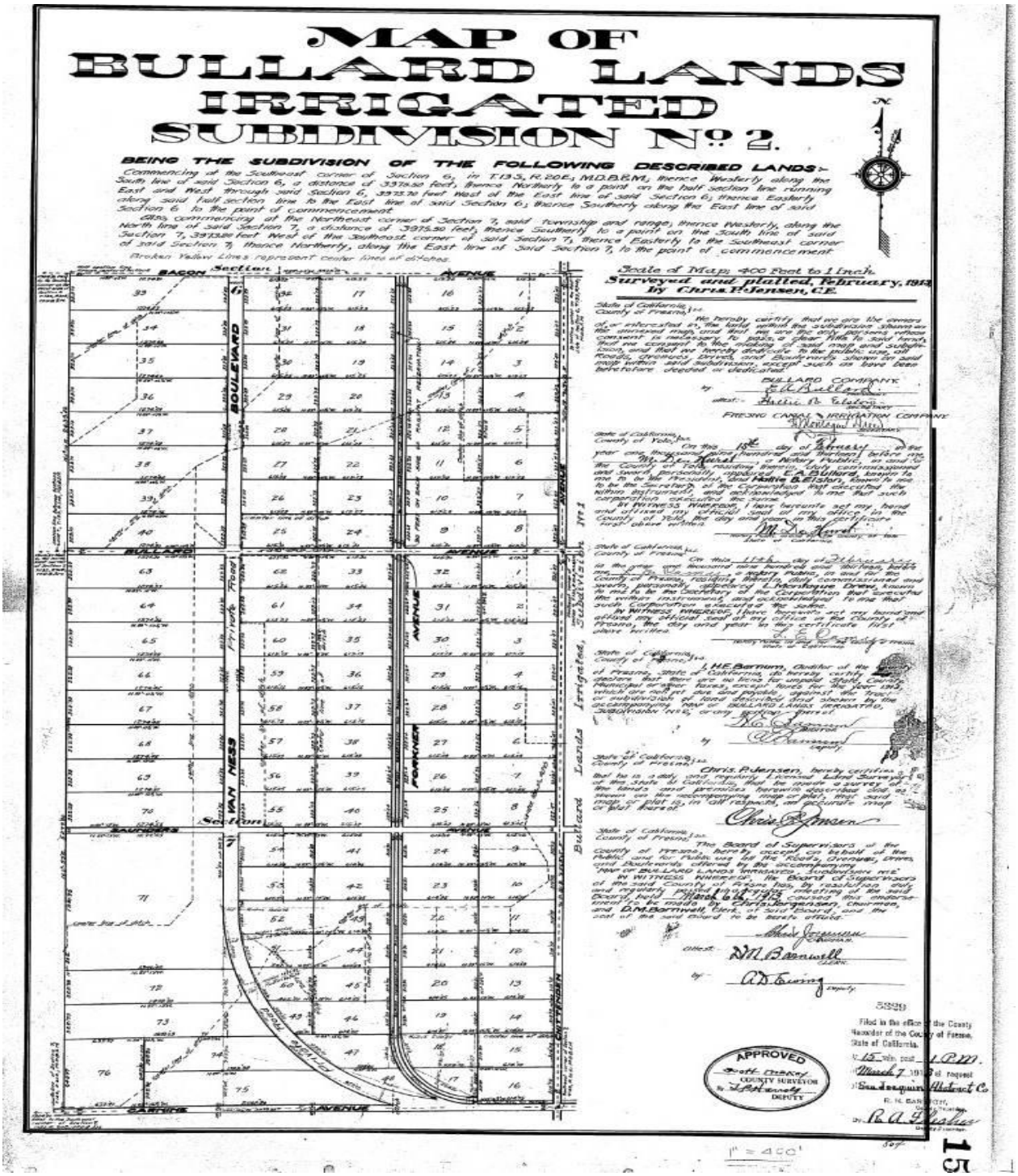

Figure 3: 1913 Map for the Bullard Lands Irrigated Subdivision Number 2 (After Fresno County Record of Surveys, Book 9, Page 15).

Based on a 1950 aerial photograph, Lot 33 of the Subdivision No. 2 was split into two parcels (Fresno County, California Aerial Survey 1950); however, by 1951 Lot 33 appears to have been split, yet again, into three equally divided lots. In that same year, according to the Fresno County Assessor Records, the residence at 2287 West

Bullard Avenue was constructed for John F. Maxwell, Jr., and his wife Sadie Dean (R.L. Polk & Company 1957).

Mr. Maxwell was the son of a pioneer Fresno photographer, John F. Maxwell, Sr. who operated Maxwell Studio in Fresno beginning in 1896. Mr. Maxwell Jr., worked for his father as a photographer from 1936 located on 1149 Fulton Avenue, after he graduated from high school, until he joined the military during World War II and served locally at Hammer Field as an aircraft engine inspector. Following his discharge, he and his brother, Ed, bought Maxwell Studio from their father in 1948. Both brothers moved the photo shop to 415 Blackstone Avenue in 1948 and continued to operate Maxwell Studio until John F. Maxwell, Jr., retired in 1986. Mr. Maxwell, Jr., passed away at the age of 71 (*The Fresno Bee* 1988: Metro Section – B10). His wife Sadie Dean would pass away in 1998 at the age of 80 (*The Fresno Bee* 1998: A13). Ed Maxwell, John's brother, would continue to operate the studio until about 2010.

4.0 RESEARCH METHODS

4.1 RECORDS SEARCH

Prior to the commencement of fieldwork, J&R Environmental Services initiated a priority records search at the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resource Information System, located at California State University, Bakersfield (Appendix B). The digital files of the SSJVIC were examined by SSJVIC staff for known cultural resources in or near the PAL and previously completed cultural resources studies pertaining to the vicinity. Additional sources consulted at the SSJVIC included the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks List, Points of Historical Interest, the Historic Property Data File, the California Inventory of Historic Resources, as well as site records and existing cultural resources reports.

4.2 HISTORICAL RESEARCH

Mr. Brady conducted library and archival research. Sources of information included the Fresno County Assessor's Office and the Henry Madden Library Map Room, California State University, Fresno. Internet resources included http://newspapers.com; http://ancestry.com; http://historicaerials.com, and http://goggleearth.com.

4.3 FIELD METHODOLOGY

Mr. Brady, J&R Environmental Services, performed an architectural survey and photographed the historic era building in February 2023. This 1951 building was recorded on California Department of Parks and Recreation Primary Record and Building, Structure and Object Record forms (DPR 523A and 523B). These completed forms are provided at Appendix C.

5.0 RESULTS AND FINDINGS

5.1 RECORDS SEARCH

According to the records, on file at the Southern San Joaquin Valley Information Center, the project PAL had not been previously surveyed for cultural resources prior to compiling this report. No cultural resource surveys have been conducted within a 1/8th mile radius of the project area. No archaeological sites, historic-era buildings, or other cultural resources within the PAL were found to have been previously recorded at the Information Center (Appendix B).

No cultural resources within a one-eighth mile radius are designated as California State Historic Landmarks or California Points of Historic Interest or are listed in the National Register of Historic Places or the California Register of Historical Resources.

5.2 ARCHITECTURAL SURVEY

The following parcel with historic-era building was identified within the project PAL:

- APNs 445-080-18 (2287 W. Bullard Avenue, Fresno, California)

5.2.1 Site Evaluation

The subject property located at 2287 W. Bullard Avenue located in Fresno, California was identified, photographed, and formally evaluated on California DPR Forms 523A and 523B (Appendix C).

6.0 CONCLUSIONS AND RECOMMENDATIONS

The building at 2287 West Bullard Avenue is not eligible for the California Register of Historical Resources or the City of Fresno Local Register under any qualifying criteria; thus, the proposed project will have **no significant impact on the environment** or important archaeological or other cultural resources. Therefore, no further cultural resource investigation is recommended at this time. If project plans change, additional built environment and/or archaeological studies may be required.

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Appendix A: Qualifications of Preparers

Jon L. Brady meets the Secretary of the Interior's Guidelines for archaeology and architectural history. Mr. Brady holds a B.A. in both Political Science and Anthropology and an M.A. in History (with an emphasis on Historical Archaeology) from California State University, Fresno. Mr. Brady has worked as a consulting archaeologist and historian over the last forty-three years working with both Section 106 and CEQA compliance documents. He has also taught at the community college level in California over a period of twenty years as an adjunct instructor. Courses taught include Ancient Civilizations, Modern European History, U.S. History, Political Science, Cultural Anthropology, and Field Methods in Archaeology.

Justin M. Brady, working under the supervision of the Principal Investigator for this project, assisted in research and photography. Mr. Brady has eighteen years of archaeological survey experience in California. He has participated in numerous archaeological surveys in the Greater Central Valley and the Sierra Nevada. He has also participated as a research assistant in a number of architectural surveys in Fresno, Tulare, and Kern counties. Mr. Brady has a Bachelor of Arts degree in Anthropology at California State University, Fresno and an AA degree in Social Sciences from Fresno City College.

Appendix B: Record Search

CHRIS Data Request Form

5. Eligibility Listings and Documentation:

	Within project area	Within 1/8 mi. radius
OHP Built Environment Resources Directory[3]:		
Directory listing only (Excel format)	yes ☐ / no ☒	yes ☐ / no ☒
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒
OHP Archaeological Resources Directory[1,5]:		
Directory listing only (Excel format)	yes ☐ / no ☒	yes ☐ / no ☒
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒
***California Inventory of Historic Resources* (1976):**		
Directory listing only (PDF format)	yes ☐ / no ☒	yes ☐ / no ☒
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒

6. Additional Information:

The following sources of information may be available through the Information Center. However, several of these sources are now available on the OHP website and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

Caltrans Bridge Survey	yes ☐ / no ☒
Ethnographic Information	yes ☐ / no ☒
Historical Literature	yes ☐ / no ☒
Historical Maps	yes ☐ / no ☒
Local Inventories	yes ☒ / no ☐
GLO and/or Rancho Plat Maps	yes ☐ / no ☒
Shipwreck Inventory	yes ☐ / no ☒
Soil Survey Maps	yes ☐ / no ☒

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[1] In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

[2] "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

[3] Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

[4] Associated documentation will vary by resource. Contact the IC for further details.

[5] Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

Appendix C: DPR Forms 523A & 523B

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Maxwell Property, 2287 W. Bullard Avenue

1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Fresno
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Fresno North **Date** 1965 **T**13S; **R** 20E; _NE ¼ **of Sec 7** ; M.D.**B.M.**
c. Address 2287 W. Bullard Avenue **City** Fresno **Zip** 93711
d. UTM: (give more than one for large and/or linear resources) Zone _____; _mE/_mN
e. Other Locational Data: APN 415-030-44; this property is located on a portion of Lot 33 of the Bullard Lands Irrigated Subdivision No. 2 (Fresno County Record of Surveys 1913).

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a 1.29-acre parcel that consists of: A residence (Feature 1), detached garage (Feature 2), and shed-type building (Feature 3), and a concrete half-circle drive fronting W. Bullard Avenue. In addition to this, there is a rock faced water pond as well as a rock faced barbecue. The property also includes a concrete driveway, mature front lawn, orange and lemon trees, as well as mature exotic shade trees. The entire property is enclosed. The property has its own well. Fronting W. Bullard are two primary entryways from the street, through two wrought-iron gates on wheels (Photo No. 15). The north and south boundaries of the property are enclosed with seven-foot stucco walls supported with square brick piers. The west side of the property is enclosed with a five-foot concrete block wall, while the eastern boundary of the property is enclosed with a wood fence. The eastern wall also includes a secondary entryway onto the property.

Feature 1 (Residence): This is an irregular shaped residence resting atop a concrete slab. The roofline includes a primary and secondary hipped-shaped roofs with wide boxed eaves (Photo No. 1). The roofs are covered with composition shingles. The exterior walls consist of stucco-over-wood framing. The asymmetrical façade is covered with faced brick over stucco, while the other three elevations include a three-foot brick veneer over the stucco walls (Photo's 1 and 4). There are multiple entryways into the interior spaces of the residence. The primary entryway on the façade is recessed under the primary roof. Access into the interior spaces of the residence is up a two-step rock faced porch through a pedestrian doorway currently boarded up. The entryway has opaque side lights on either side of the doorway. One of the secondary pedestrian entryways is located on the east elevation of the residence. While it too is boarded up, it appears to have a double-wide sliding glass doors with vinyl side lights (Photo 4). There are three secondary entryways on the rear elevation. This includes two entryways with wood-framed doors and a six-foot, double-wide sliding glass door (Photo 7) (continued on Page 3).

***P4. Resources Present:** X Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

Photo No. 1: View southeast toward façade of residence and detached garage.

***P5b. Description of Photo:** (View, date, accession #) Refer to Photo Nos. 1-17

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951 (Fresno County Tax Records); Remodeled in 1967

***P7. Owner and Address:**
2287 Bullard, Inc.
DBA Infinite Living
Fresno, CA 93619

***P8.**
Jon L. Brady, M.A.
J&R Environmental Services
17900 Auberry Road
Clovis, CA 93619

***P9. Date Recorded:** February 28, 2023
***P10. Survey Type:** Architectural

***P11. Report Citation:** *Historic Property Survey for the Proposed Congregate Life Health Facility Project, 2287 West Bullard Avenue (APN 415-033-44), Fresno, Fresno County, California*

***Attachments:** NONE Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (list) _____

***NRHP Status Code** 6z
***Resource Name or #** Maxwell Property, 2287 W. Bullard Avenue

B1. Historic Name: John F. Maxwell, Jr., Residence
B2. Common Name:
B3. Original Use: Residence B4. Present Use: Vacant
***B5. Architectural Style:** Post-WWII Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) According to the Fresno County tax records the Maxwell residence was constructed in 1951. The 1957 Fresno City Directory (R.L. Polk and Company 1957) has the Maxwell family residing at this property in that year. There is a strong likelihood that the residence was indeed constructed for the Maxwell family. The detached garage was part of the original construction. According to Fresno County tax records the residence was remodeled in 1967; however, it is unclear as to what was remodeled. Based on a pedestrian survey conducted by J&R Environmental Services, modifications to the property occurred after the original construction date includes (most likely after 1967): The addition of a single shed-typed addition to the residence along with enclosing the rear covered patio; energy-efficient windows were most likely added to the residence and garage after 1970; the detached garage was added onto based on a review of historic aerial photographs (1957, 1965, and 1970). A detached rectangular room was also constructed after 1970 based on a review of historic aerial photographs (1965 and 1970). All the fencing of the property was also added after 1951. The fence running along the west side of property was constructed with concrete blocks. In addition to this, the north and south boundaries of the property were enclosed with seven-foot stucco over wood framing supported by rectangular brick posts and the eastern boundary is enclosed with a wood fence.
***B7. Moved?** No

B8. Related Features: None
B9. a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** N/A **Theme** Residential **Area** Fresno, California

Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The current property was originally a part of the Bullard Lands Irrigation Subdivision Number 2 (1913). Between 1913 and 1951 this portion of Lot 33 vacant was farmland. In 1951, the Maxwell residence and detached two-car garage was constructed on this 1.29-acre residence.

These two original buildings (Feature 1 and 2) were constructed in the Post-WWII Modern tradition. Following the conclusion of World War II, the demand for residential and commercial buildings both in the city and county of Fresno increased as former soldiers returning to the Fresno area. This style of home became popular in the 1950s, when "…developers began mass-producing them for suburban homeowners." This style was also popular in rural areas. This style was also popular for its open air, interior spaces. This style of home was also popular as they were generally more energy-efficient than other types of homes. Characteristics of this style of architecture included: Simple one story with a low-pitched roof and open floor plan; large windows and sliding glass doors; and brick, stone, and wood exterior siding. Other character defining features of this style included horizontality and low entryways. This style of building was also characterized by stressing single-story construction (Continued on Page 3).

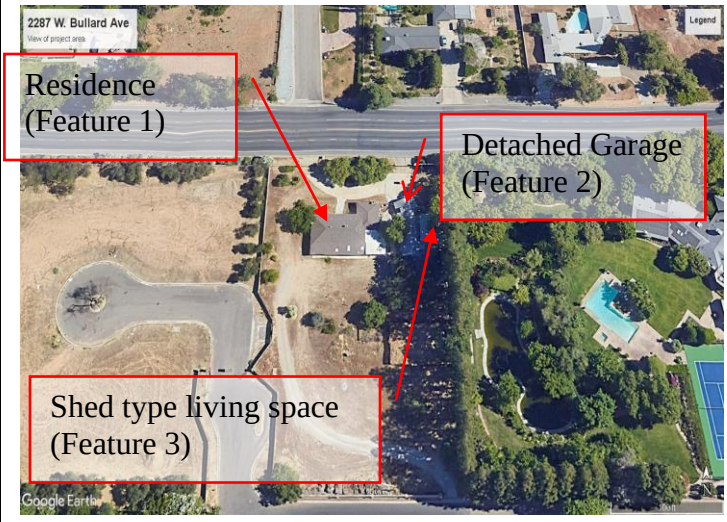
11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990); Fresno County Assessor Records, Plat Book 17, Page 19, 1954); (Henry Madden Library, CSUF, Fresno 1957, Flight Line ABI-51T-7; Henry Madden Library, CSUF, Fresno 1965, Flight Line FRE-4-198;1970, Flight Line 2866-1-6).
B13. Remarks: None

***B14. Evaluator:** Jon L. Brady, M.A.
J & R Environmental Services
17900 Auberry Road
Clovis, CA 93619

***Date of Evaluation:** February 28, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description (Continued from Page 1): Window piercings are filled with energy-efficient vinyl windows of varying sizes (Photo's 2 and 7). There are two rock faced chimneys on both the primary and secondary roofs. The primary roof has a chimney protruding along the apex of the hipped roof. The second chimney is located on the northeast corner of the projecting wing of the residence (Photo 3).

Modifications to the residence includes a brick veneer on the façade and a three-foot brick wainscot on the other three elevations, vinyl energy-efficient windows, and the addition of a shed-type room located at the southeast corner of the building (Photo 6). All three modifications occurred after the original construction date. The rectangular addition was added to the residence after the original construction date. It is a rectangular addition with a shed-type roof. The exterior walls are covered with stucco over wood framing and a three-foot brick faced wainscot. It has one pedestrian door on the south elevation (Photo 6). Window piercings are filled with vinyl energy-efficient vertical windows. Finally, the rear elevation is not under the primary hipped roof, but it appears that there was a patio roof at one time that was eventually closed in. This modification was completed after the original construction date of 1951.

Feature 2 (Detached Garage): The detached two-car garage (with additional living space added later) measures approximately 23 feet wide (E/W) and 67 feet along the long axis (N/S). The garage has an irregular footprint resting atop a concrete floor. There are two decorated roll-up garage doors on the north elevation. There are two wood-framed paneled doors on the west elevation on an addition that was added to the detached garage after the original construction date of 1951 (Photo 12). The gabled roof is covered with composition shingles. The roof also has shallow boxed eaves. The exterior walls of the garage/living space is covered with stucco over wood-framing. A three-foot brick wainscot covers all four elevations (Photo 12). Sitting atop of the garage roof are enclosed, gabled dormers with vertical aluminum vents. Window piercings on the west elevation (only side with windows) are filled with vinyl energy-efficient sliding windows (Photo 12).

Modifications: The original detached garage measured 23 feet wide (E/W) and 27 feet long (N/S) (Map Room, Henry Madden Library 1957). A rectangular addition was added to the south side of the garage, which was utilized as living space. The addition was added after the original construction date. The present garage doors on the façade were installed after the original construction date (for a discussion of the addition, please refer to Feature 2 above.

Feature 3 (A Stand Alone Shed-type Room): This shed-type building is rectangular in shape that appears to have been used as a recreation room or living space. The shed-type roof is covered with composition shingles. The boxed eaves are shallow. There are two entryways into the building. The façade of the building is located on the south elevation. It also has a wood-framed metal awning covering the entryway. The primary entryway includes a double-wide, wood-framed doors with five shingle-pane windows inset into each door (Photo 13). The second entryway is located on the north elevation (the entryway is boarded up). The exterior walls are covered with stucco over wood-framing. Based on historic aerial photographs, this building was added to the property between 1965 and 1970 (Map Room, Henry Madden Library, CSUF 1965, 1970).

Modifications to the Property as a Whole: Originally, the property was not fenced in. Today, there are fences on all sides of the limits of the property. The original one-half circle drive was covered with what appears to be aggregate rock, but today, it is covered with concrete.

B10: Significance (continued from Page 2): The Maxwell property has undergone a number of alterations to both Feature 1 and Feature 2. The alterations two both additions occurred after the original construction date. Other alterations included the inclusion of brick facing and wainscots on the exterior walls on both buildings as well as well as the replacement of the original windows with vinyl energy-efficient windows. The enclosure of the original patio to provide more living space also impacted the historical integrity of the property. Consequently, the historical integrity of the property is fair.

The subject property does not appear to be eligible for the California Register of Historical Resources or the City of Fresno Local Register under any qualifying criteria. This architectural style could be found throughout the San Joaquin Valley and the Fresno area, especially. Thus, the subject property is not associated with important events at the local, state, or regional levels (Criterion 1/i). A review of local historical archives and previous ownership indicates that the subject property is not associated with individuals that have made important contributions to local historical events (Criterion 2/ii). John F. Maxwell was the son of John Sr., who established Maxwell Studio in Fresno in 1896. Mr. Maxwell Jr., worked for his father in the original location on Fulton Avenue in downtown Fresno until the United States military entered WWII. After WWII, John Jr. and his brother Ed bought the studio from their father who retired in 1948. The brothers moved the studio to 415 Blackstone Avenue in the same year. They continued to operate Maxwell Studio together until 1986 when John Jr. retired. Ed continued to operate the business into the second decade of the 21st Century. While the Maxwell brothers continued to operate the business, it was originally established in 1896. The brothers were not associated with the establishment of Maxwell Studio. The Maxwell residence does not imbue the distinctive characteristics of a type, period, or method of construction associated with a master craftsman, nor does it reflect high-style architecture (Criterion 3/iii). The subject property does not appear to be eligible under Criterion 4/iv as any research potential can be gleaned from archival research. The subject property is not a historic resource for the purposes of CEQA. If a historic district were to be identified in the area, this property would not be a contributing element to any such district.

Photographs (continued from page 1):

Photograph 2: View south toward north elevation of building
(Photo taken By Jon Brady on February 3, 2023).

Photograph 3. View southwest toward the east and north elevations
(Photo taken by Jon Brady on February 3, 2023).

Photograph 4. View east toward façade from the former Valley Children's Hospital. (Photo taken by Jon Brady on February 3, 2023).

Photograph 5: View south toward east elevation of residence (Photograph taken by Jon Brady, February 3, 2023).

Photograph 6: View northwest toward portions of east and south elevations of residence (Photograph taken by Jon Brady, February 3, 2023).

Photograph 7: View north toward rear elevation (south) of residence (Photograph taken by Jon Brady, February 3, 2023).

Photograph 8: View northeast toward portions of south and west elevations of residence (Photograph taken by Jon Brady, February 3, 2023).

Photograph 9: View southeast toward façade of detached garage and portion of east elevation of same (Photograph taken by Jon Brady, February 3, 2023).

Photograph 12: View northeast toward rear two-thirds of detached garage – west and rear elevations (Photograph taken by Jon Brady, February 3, 2023).

Photograph 11: View northwest toward west elevation of detached garage (Photograph taken by Jon Brady, February 3, 2023).

Photograph 13: View north toward façade (south facing) of shed type living space (Photograph taken by Jon Brady, February 3, 2023).

Photograph 14: View south toward portions of north and east elevations of shed type building utilized as living space (Photograph taken by Jon Brady, February 3, 2023).

Photograph 15: View northwest toward half-circle concrete drive fronting W. Bullard Avenue (Photograph taken by Jon Brady, February 3, 2023).

Photograph 16: View north toward rock-faced water fountain between east elevation of residence and west elevation of detached garage (Photograph taken by Jon Brady, February 3, 2023).

Photograph 17: View south toward rock-faced barbecue between residence and detached garage (Photograph taken by Jon Brady, February 3, 2023).