



Appendix D

**Cultural and Paleontological Records Searches
and Built Environment Evaluation
Memorandum**

July 26, 2019

J. Cannon Green
 Managing Director & Partner
 SRPF B/10336 ALDER L.L.C., a Texas limited liability company
 2001 Ross Avenue, Suite 400
 Dallas, Texas 75201

Subject: Cultural and Paleontological Records Searches and Built Environment Evaluation Memorandum, Alder Logistics Center Project, Bloomington, San Bernardino County, California.

Dear Mr. Green:

This Memorandum summarizes Archaeological and Paleontological records searches and a historic-era built environment evaluation of structures for the Alder Logistics Center Project, Bloomington, San Bernardino County, California. The proposed project involves the demolition of existing infrastructure on the Project site, and construction of one large (174,780 square feet) warehouse building. Demolition of existing infrastructure and construction of the new building could potentially impact cultural resources.

The proposed Project site is located immediately west of Alder Avenue, south of the Union Pacific Railroad yard and tracks and the I-10 freeway, north of Slover Avenue, and east of Tamarind Avenue. The Project site is located on USGS 7.5' Fontana Quadrangle Map, Township 1 South, Range 5 West, Section 20. Refer to Exhibit 1 below.

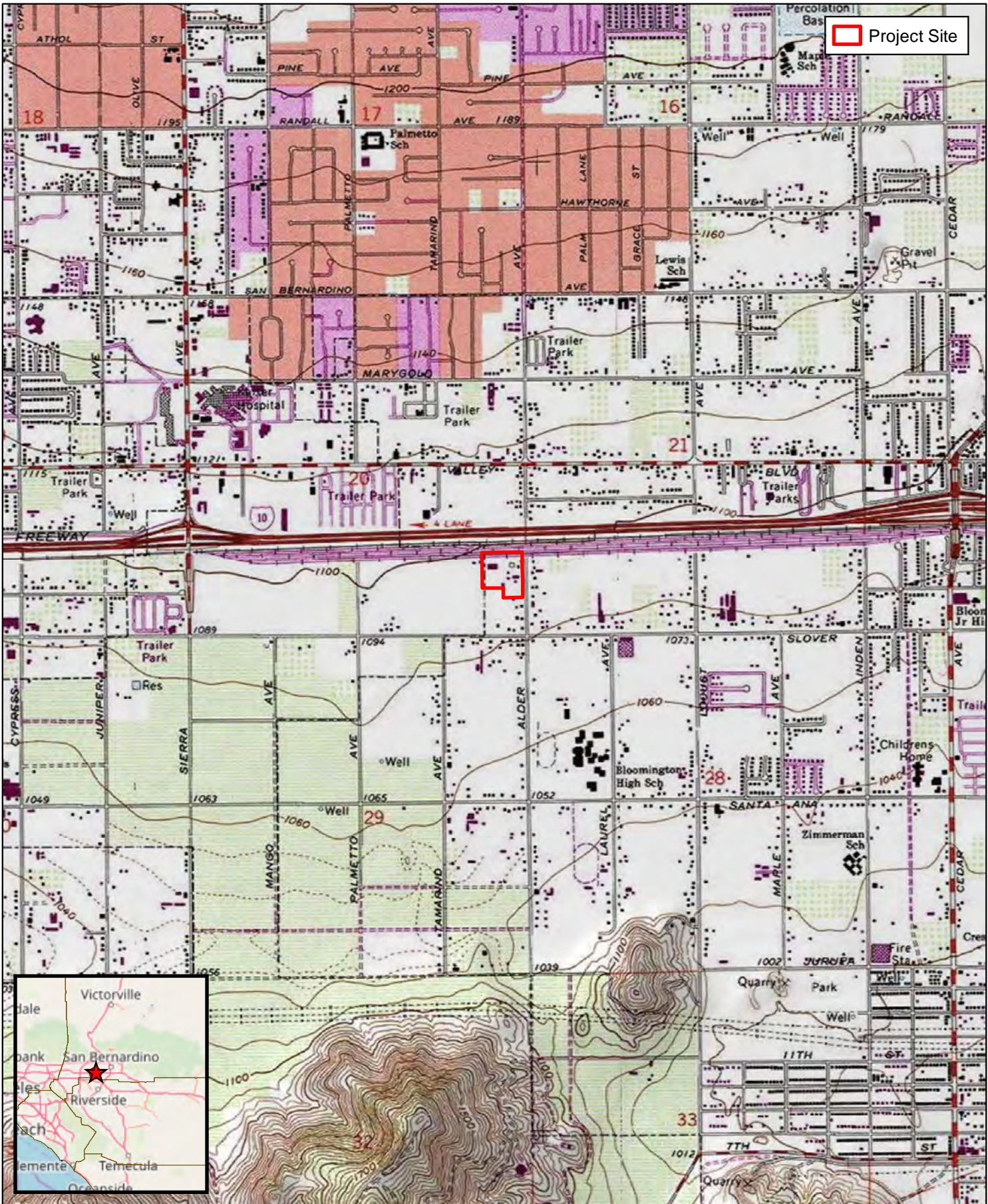
Cultural Resources Records Searches

Studies

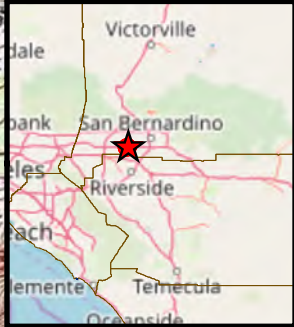
The South Central Coastal Information Center (SCCIC) completed a California Historic Resources Information System (CHRIS) record search (Attachment A) which concluded that there have been 10 cultural resources studies completed within one-half mile of the Project site. One of these studies (SB-03586) included at least a portion of the Project site. Native American tribes may possess additional cultural resources information.

Table 1: Cultural Resources Studies Within One-Half Mile of the Project Site

Report Number	Author/Year	Type of Study
SB-01443	Del Chario & Cottrell/1984	Survey. 2 resources (5443 & 5444)
SB-02391	Van Horn/1991	Survey. 0 resources



Project Site



Prepared By:



VCS Environmental

Map Created: June 2019



0 500 1,000 1,500 2,000 Feet

1:24,000

7.5-Minute Quadrangle: Fontana
 Township: T1S R5W
 Section: 20
 Meridian: San Bernardino
 County: San Bernardino

Alder Center

Exhibit 1: Project Site

Report Number	Author/Year	Type of Study
*SB-03586	Love/2000	Survey Pipeline. 1 resource (6859H)
SB-03603	Love/1998	Survey. 0 resources
SB-05497	Bonner & Aislin-Kay/2005	Survey. Cell tower. 0 resources
SB-05927	McKenna/2008	Survey. 0 resources
SB-06516	Ashkar/1999	Inventory. 0 resources
SB-06532	McKenna/2009	Supplemental Study to 5927
SB-07055	Ghabhlain/2002	Survey. 1 resource (011567H)
SB-07123	Panich & Holson/2010	Survey, Supplemental. 0 resources.
*Located on the project site		

SB-03586: This study by Bruce Love in 2000, was a 16-mile survey of the Ontario to Colton Pipeline. 1 resource was recorded during the project (CA-SBR-006859H), but it is not within the Project site.

The records search also concluded that no cultural resources have been recorded within the Project Site. There are two resources recorded within a 1/2-mile radius of the Project site.

Table 2: Cultural Resources Within One-Half Mile of the Project Site

Site Number	Recorder/Year (most recent)	Description
36-010330	Paul/2012	Union Pacific Railroad
36-011567	ASM/2002	Historic-era structure (destroyed)

One property is listed on the OHP Historic Property Directory within one-half mile of the Project site. It is 36-015134; a small historic-era home on 9995 Alder Avenue, approximately 2,000 feet north of the Project site. It was assigned a National Register of Historic Places (NRHP) status code of 6Y [determined ineligible for NR by consensus through Section 106 process – not evaluated for California Register of Historical Resources (CRHR) or local listing]. It will not be affected by the project.

Internet Research

Internet research on the project, and an examination of historical aerial photographs at HistoricAerials.com (NETRONLINE n.d.), revealed that much of the eastern portion of the Project site had been developed since 1972 at least, but sometime after 1948. The western side of the Project site was developed by 1980, but sometime after 1967. It was mostly farmland as early as 1938 until sometime before 1959.

Built Environment Evaluation

The existing structures and infrastructure on the Project site were examined and evaluated for significance by Pam Daly of Daly and Associates. The following is adapted from Daly's evaluation report. Refer to the Daly (2019) report in Attachment C.

The Daly (2019) study documented and evaluated the federal and state significance, and eligibility of the food processing-related commercial property, Gene Belk Fruit Packers (also known as Gene Belk Briners), located at 10326-10396 Alder Avenue in the community of Bloomington. The brining business lists its property at the address of 10380 Alder Avenue, and has upon it built-environment resources that are of sufficient age to be evaluated for listing in the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register).

The study of the five parcels that collectively are identified as 10380 Alder Avenue, was conducted using data from historic aerial photographs, and information from the San Bernardino County Assessor's Office for the buildings and structures constructed on the property from the 1920s. As the built-environment resources on the property have achieved a sufficient age (generally over 50 year old for buildings, structures, features, objects, or man-made landscapes, under the California Environmental Quality Act), the properties were investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing the buildings and structures that comprised Gene Belk Fruit Packers property as a historical resource in the National Register or California Register.

In summary, the property at 10380 Alder Avenue and the buildings therein, home of Gene Belk Briners from circa 1950 to the present day, does not appear to meet the criteria for listing in the National Register or California Register as a historical resource. Therefore, for purposes of the California Historical Resources Information System (CHRIS), the property at 10380 Alder Avenue is assigned California Historical Resource *Status Code 6Z*, to represent a property that has been found ineligible for listing in the National Register or California Register through survey evaluation.

Paleontological Records Search

The Natural History Museum of Los Angeles County (NHMLAC) completed a Vertebrate Paleontology Records Check on July 8, 2019 (Attachment B) that determined no paleontological resources are recorded on the Project Site, although fossils have been found and recorded in the vicinity from similar sedimentary deposits that may occur subsurface on the Project site.

In the entire proposed project area, the surface sediments are composed of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north via Lytle Creek that currently flows to the

*northeast. These younger Quaternary alluvial fan deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, and we have no fossil vertebrate localities very nearby from these types of deposits, but the proposed project area is at the farthest extent from the San Gabriel Mountains and so these deposits are probably finer-grained than similar deposits closer to the source area. So, at relatively shallow depth in the proposed project area these deposits may well contain significant vertebrate fossil remains. Our closest vertebrate fossil locality from somewhat similar basin deposits is LACM 7811, to the west-southwest of the proposed project area in the Jurupa Valley north of Norco and west of Mira Loma, along Sumner Avenue north of Cloverdale Road, that produced a fossil specimen of whipsnake, *Masticophis*, at a depth of 9 to 11 feet below the surface. (McLeod 2019).*

According to McLeod (2019), shallow excavations in the younger Quaternary Alluvium probably will not uncover significant vertebrate fossil remains. However, excavations that extend down into the older Quaternary deposits could encounter significant fossils. Excavations below the uppermost layers in the proposed project area, therefore, should be monitored by a qualified paleontologist. Sediment samples should also be collected from the older deposits to determine their small fossil potential. Any fossils collected should be placed in an accredited and permanent scientific institution for the benefit of current and future generations.

Recommendations

- Given the minimal impacts to native sediments anticipated for the project, VCS recommends archaeological monitoring only be considered if tribes request monitoring during the Assembly Bill (AB) 52 consultation process. Although archaeological monitoring is not warranted, an archaeologist must be retained in the event of a discovery to evaluate the find.
- The NHLAC recommends that paleontological monitoring be conducted in older Quaternary alluvial sediments. Therefore, VCS recommends that paleontological monitoring be conducted when project excavations impact older Quaternary Alluvium. In the event of a fossil discovery, a qualified paleontologist must identify and evaluate the find.
- The built environment resources on the Project site appear to be ineligible for listing in the NRHP and CRHR (Daly 2019) and no mitigation is recommended.

J. Cannon Green

July 26, 2019

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Please contact Patrick Maxon at pmaxon@vcseenvironmental.com or 949.489.2700 extension 214 should you have any questions or comments.

Sincerely,



Patrick Maxon, RPA

Director, Cultural Services

Enclosures (3)

- Attachment A: South Central Coastal Information Center California Historic Resources Records Search
- Attachment B: Natural History Museum of Los Angeles County Vertebrate Paleontology Records Search
- Attachment C: Historic Resource Evaluation Report for Alder Logistics Center, Daly (2019)

References

Daly, Pamela

2019 Historic Resource Evaluation Report for Alder Logistics Center 10326-10396 Alder Avenue, Bloomington, San Bernardino County, CA 92316. APNs: 0252-131-03, -04, -36, -41, -43.

McLeod, Sam

2019 Vertebrate Paleontology Records Check for paleontological resources for the proposed Alder Center, near Fontana, San Bernardino County, project area.

NETRONLINE

No date Aerial Photograph Review: <https://www.historicaerials.com/>

ATTACHMENT A

**South Central Coastal Information Center
California Historic Resources Records Search**

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

7/19/2019

Records Search File No.: 20400.6436

Patrick Maxon
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Re: Record Search Results for the Alder Center

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Fontana, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand-drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 2	SEE ATTACHED MAP or LIST
Resources listed in the 2012 OHP Historic Properties Directory within project area: 0	None
Resources listed in the 2012 OHP Historic Properties Directory within ½-mile radius: 1	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES – resource locations from the OHP HPD may or may not be plotted on the custom GIS map or provided as a shape file
Reports within project area: 1	SB-03586
Reports within ½-mile radius: 9	SEE ATTACHED MAP or LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Historic Properties Directory 2012:** enclosed not requested nothing listed

Archaeo Determinations of Eligibility 2012: enclosed not requested nothing listed
Los Angeles Historic-Cultural Monuments enclosed not requested nothing listed
Historical Maps: enclosed not requested nothing listed
Ethnographic Information: not available at SCCIC
Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Isabela Kott
 GIS Technician/Staff Researcher

Enclosures:

- (X) Custom Maps – 3 pages
- (X) Resource Database Printout (details) – 3 pages
- (X) Report Database Printout (details) – 10 pages
- (X) OHP Historic Properties Directory (2012) – 1 page
- (X) National Register Status Codes – 1 page
- (X) Historical Maps – 4 pages

Report Detail: SB-01443

Identifiers

Report No.: SB-01443

Other IDs:	Type	Name
	NADB-R	1061443
	Voided	84-7.1

Cross-refs:

Citation information

Author(s): DEL CHARIO, KATHLEEN C. and MARIE G. COTTRELL

Year: 1984

Title: ARCHAEOLOGICAL RESOURCES ASSESSMENT CONDUCTED FOR THE SOUTHERN PACIFIC BUSINESS PARK, CITY OF FONTANA, SAN BERNARDINO COUNTY, CALIFORNIA

Affiliation: ARCHAEOLOGICAL RESOURCE MANAGEMENT CORP.

No. pages:

No. maps:

Attributes:

Inventory size:

Disclosure:

Collections:

General notes

[NADB Keywords: PREHISTORIC; ARCHAEOLOGICAL RECONNAISSANCE REPORT; CAMPSITES; FLAKED LITHICS; QUARTZ; GROUND STONE; SCHIST; HAMMERSTONES; INTERMONTANE VALLEY; SAN BERNARDINO VALLEY]

Associated resources

Primary No.	Trinomial	Name
P-36-005443	CA-SBR-005443	ARMC #1
P-36-005444	CA-SBR-005444	ARMC #2

No. resources: 2

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s): Fontana

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014 jay

Last modified:

IC actions:	Date	User	Action taken
	7/18/2014	jay	Appended record from NADB database

Record status:

Report Detail: SB-02391

Identifiers

Report No.: SB-02391

Other IDs:	Type	Name
	NADB-R	1062391
	Voided	91-3.2

Cross-refs:

Citation information

Author(s): VAN HORN, DAVID M.

Year: 1991

Title: A PHASE I CULTURAL RESOURCES STUDY OF THE 4.6-ACRE KAISER PARKING FACILITY IN FONTANA, SAN BERNARDINO COUNTY

Affiliation: ARCHAEOLOGICAL ASSOCIATES

No. pages:

No. maps:

Attributes:

Inventory size:

Disclosure:

Collections:

General notes

[NADB Keywords: PREHISTORIC; HISTORIC; ARCHAEOLOGICAL RECONNAISSANCE REPORT; INTERMONTANE VALLEY; SAN BERNARDINO VALLEY; NO RESOURCES]

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s): Fontana

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014 jay

Last modified:

IC actions:	Date	User	Action taken
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7/18/2014 jay Appended record from NADB database

Record status:

Report Detail: SB-03586

Identifiers

Report No.: SB-03586

Other IDs:	Type	Name
	NADB-R	1063586

Cross-refs:

Citation information

Author(s): LOVE, BRUCE

Year: 2000

Title: ONTARIO TO COLTON PIPELINE, SAN BERNARDINO COUNTY, CA. 26PP

Affiliation: CRM TECH

No. pages:

No. maps:

Attributes:

Inventory size: 16 MILES + 9 ACRES

Disclosure:

Collections:

General notes

[NADB Keywords: ARCHAEOLOGICAL RECONNAISSANCE REPORT; HISTORIC; CANAL; SAN BERNARDINO VALLEY; SAN GABRIEL VALLEY; INTERMONTANE VALLEY]

Associated resources

Primary No.	Trinomial	Name
P-36-006859	CA-SBR-006859H	SBS-W #2; West Riverside Can

No. resources: 1

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s): Fontana, Guasti, Ontario, San Bernardino South

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014 jay

Last modified:

IC actions:	Date	User	Action taken
	7/18/2014	jay	Appended record from NADB database

Record status:

Report Detail: SB-03603

Identifiers

Report No.: SB-03603

Other IDs:	Type	Name
	NADB-R	1063603

Cross-refs:

Citation information

Author(s): LOVE, BRUCE

Year: 1998

Title: INSTALLATION OF WATER PIPES ALONG I-10 BETWEEN COLTON AND FONTANA. 10PP

Affiliation: CRM TECH

No. pages:

No. maps:

Attributes:

Inventory size: 8 MILES

Disclosure:

Collections:

General notes

[NADB Keywords: ARCHAEOLOGICAL RECONNAISSANCE REPORT; SAN BERNARDINO VALLEY; INTERMONTANE VALLEY; NO RESOURCES]

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s): Fontana, San Bernardino South

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014 jay

Last modified:

IC actions:	Date	User	Action taken
	7/18/2014	jay	Appended record from NADB database

Record status:

Report Detail: SB-05497

Identifiers

Report No.: SB-05497

Other IDs:	Type	Name
	NADB-R	1065497

Cross-refs:

Citation information

Author(s): Bonner, Wayne H. and Marnie Aislin-Kay

Year: 2005

Title: Cultural Resource Records Search and Site Visit Results for T-Mobile Telecommunications Facility Candidate IE04877 (Ranch Self Storage), 17780 Valley Boulevard, Bloomington, San Bernardino County, California.

Affiliation:

No. pages:

No. maps:

Attributes:

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s):

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014	jay
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Last modified:

IC actions:	Date	User	Action taken
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	7/18/2014	jay	Appended record from Report Biblio MS Word document
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Record status:

Report Detail: SB-05972

Identifiers

Report No.: SB-05972

Other IDs:	Type	Name
	NADB-R	1065972

Cross-refs:

Citation information

Author(s): McKenna, Jeanette A.

Year: 2008 (May)

Title: A Cultural Resources Investigation for the Proposed Slover Avenue Improvements from West of Laurel Avenue to Maple Avenue in the Community of Bloomington, San Bernardino County, California.

Affiliation: McKenna et al

No. pages: 99

No. maps: 1

Attributes: Archaeological, Field study

Inventory size: .82 Miles

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: Yes

Location information

County(ies): San Bernardino

USGS quad(s): Fontana

Address:

PLSS: T1S R5W Sec. 21, 28 SBBM

Database record metadata

Date	User
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Entered: 7/22/2014	jay
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Last modified: 7/31/2014	I0333
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IC actions:	Date	User	Action taken
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	7/22/2014	jay	Added placeholder record (no info in NADB, SBAIC_REPORTS, or Word bibliography)
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	7/31/2014	I0333	Data Input by R. Laska
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Record status: Database Complete

Report Detail: SB-06516

Identifiers

Report No.: SB-06516

Other IDs:	Type	Name
	NADB-R	1066516

Cross-refs:

Citation information

Author(s): Ashkar, Shahira

Year: 1999

Title: Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties.

Affiliation:

No. pages:

No. maps:

Attributes:

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s):

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/18/2014	jay
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Last modified:

IC actions:	Date	User	Action taken
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	7/18/2014	jay	Appended record from Report Biblio MS Word document
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Record status:

Report Detail: SB-06532

Identifiers

Report No.: SB-06532

Other IDs:	Type	Name
	NADB-R	1066532

Cross-refs:

Citation information

Author(s): McKenna, Jeanette A.

Year: 2009 (Aug)

Title: A Supplemental and Comprehensive Cultural Resources Investigation for the Proposed Slover Avenue Improvements Project Between Tamarind Avenue and Cedar Avenue in Bloomington, San Bernardino County, California.

Affiliation: McKenna et al

No. pages: 155

No. maps: 1

Attributes: Archaeological, Architectural/Historical, Field study

Inventory size: 1.25 Miles

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: Yes

Location information

County(ies): San Bernardino

USGS quad(s): Fontana

Address:

PLSS: T1S R5W Sec. 20, 21, 22, 27, 28, 29 SBBM

Database record metadata

	Date	User	Action taken
Entered:	7/22/2014	jay	
Last modified:	7/31/2014	I0333	
IC actions:	Date	User	Action taken
	7/22/2014	jay	Added placeholder record (no info in NADB, SBAIC_REPORTS, or Word bibliography)
	7/31/2014	I0333	Data input by R. Laska

Record status: Database Complete

Report Detail: SB-07055

Identifiers

Report No.: SB-07055

Other IDs:

Cross-refs:

Citation information

Author(s): Ghabhlain, Sinead

Year: 2002 (Mar)

Title: Sierra and Slover Cultural Resources Survey

Affiliation: ASM Affiliates

No. pages: 14

No. maps:

Attributes: Archaeological, Architectural/Historical, Evaluation, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

Primary No.	Trinomial	Name
P-36-011567	CA-SBR-011567H	ASM 3470-1

No. resources: 1

Has informals: No

Location information

County(ies): San Bernardino

USGS quad(s): Fontana

Address:

PLSS:

Database record metadata

Date	User
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Entered: 7/22/2014 jay

Last modified: 11/18/201 Inoyes

IC actions: Date	User	Action taken
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7/22/2014 jay

Added placeholder record (no info in NADB, SBAIC_REPORTS, or Word bibliography)

Record status: Database Complete

Report Detail: SB-07123

Identifiers

Report No.: SB-07123

Other IDs:	Type	Name
	NADB-R	1067123

Cross-refs:

Citation information

Author(s): Panich, Lee and John Holson

Year: 2010

Title: Supplemental Archaeological Survey Report, 66kV Transmission Lines Access Roads, Tehachapi Renewable Transmission Project Segements & and 8, Los Angeles and San Bernardino Counties, California.

Affiliation:

No. pages:

No. maps:

Attributes:

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): San Bernardino

USGS quad(s):

Address:

PLSS:

Database record metadata

Date	User
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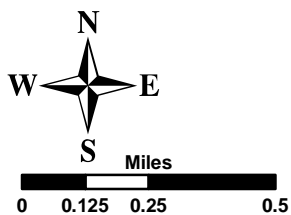
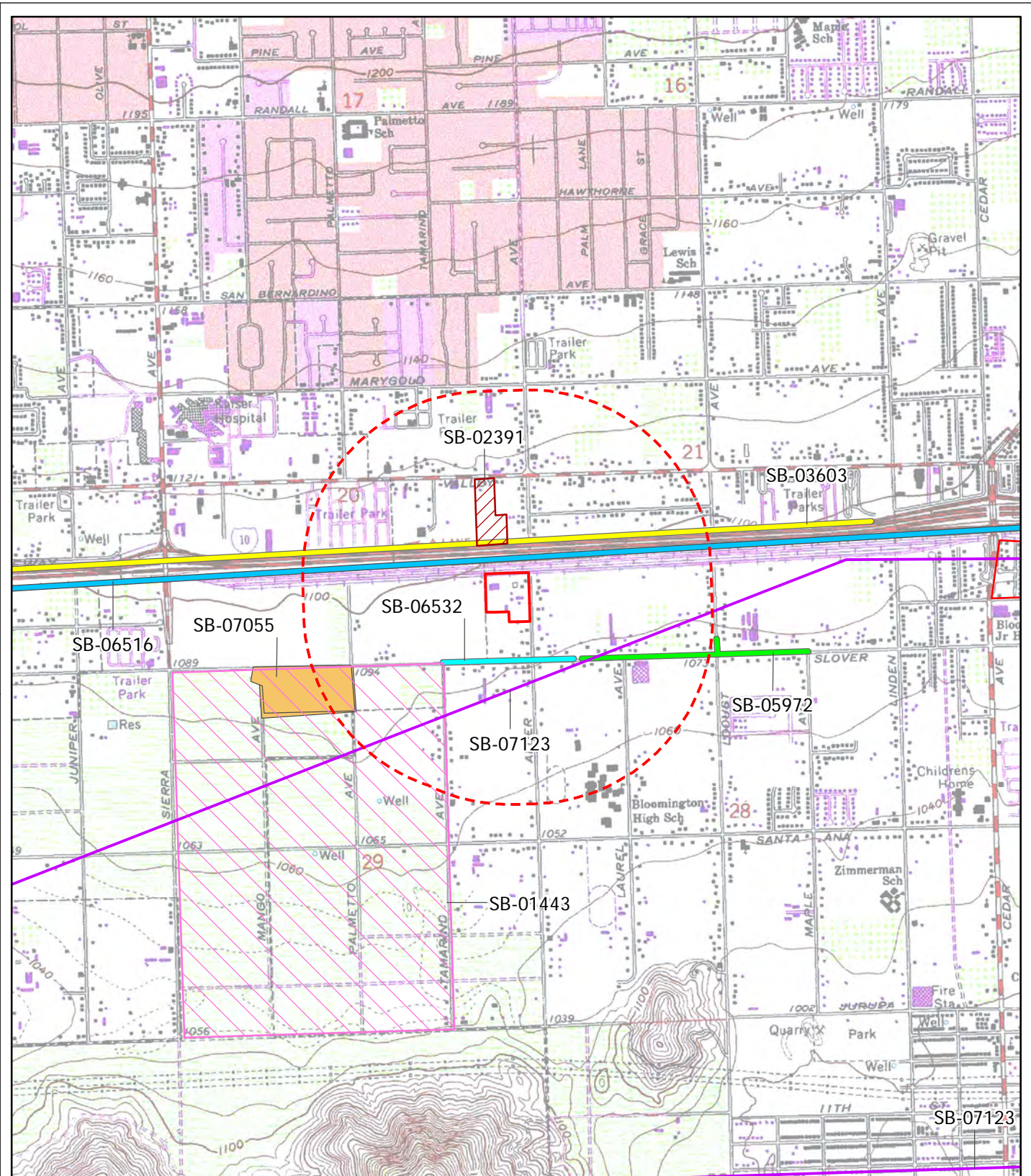
Entered: 7/18/2014	jay
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Last modified:

IC actions:	Date	User	Action taken
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	7/18/2014	jay	Appended record from Report Biblio MS Word document
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Record status:



Reports within the project area: None
 8 reports within a 1/2-mile radius

Fontana, CA
USGS 7.5' PR: 1980
1:24,000
INV #20400
July 2019

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.

Resource Detail: P-36-010330

Identifying information

Primary No.: P-36-010330

Trinomial: CA-SBR-010330H

Name: Union Pacific Railroad

<i>Other IDs:</i>	<i>Type</i>	<i>Name</i>
	Resource Name	Union Pacific Railroad
	Other	Southern Pacific Railroad
	Other	West Line Basin Alignment
	Other	Union Pacific Railroad Crossing at Anderson Street
	Other	19-186112

Cross-refs: See also 36-027159

Attributes

Resource type: Structure, Object

Age: Historic

Information base: Survey, Other

Attribute codes: AH07 (Roads/trails/railroad grades); HP39 (Other) - Railroad

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

<i>Date</i>	<i>Recorder(s)</i>	<i>Affiliation</i>	<i>Notes</i>
11/26/2012	Paul, Daniel D.	ICF International	
6/22/1999	S. Ashkar	Jones & Stokes Associates, Inc.	
6/6/2002	Goodwin, R.	LSA Associates, Inc.	
5/1/2010	Tibbet, C.	LSA Associates, Inc.	
10/7/2008	Harper, C.D.	SWCA	

Associated reports

<i>Report No.</i>	<i>Year</i>	<i>Title</i>	<i>Affiliation</i>
SB-04335	2002	CULTURAL RESOURCES ASSESSMENT: HUNTS LANE GRADE SEPARATION, SAN BERNARDINO COUNTY, CA. 24PP	LSA
SB-05495	2005	Records Search Results for the Proposed Cingular Wireless Communications Site RS0051-01 (Miller Blades) located at 15810 Boyle Avenue, City of Fontana, San Bernardino County, California	Cellular Archaeological Resource Evaluations
SB-05614	2006	Historic Property Survey Report, New grade separation at the Hunts Lane/Union Pacific Railroad crossing	LSA
SB-06720	2010	Cultural Resource Records Search and Site Survey Clearwire Site CA-RVS5285A, 15713 Valley Blvd, Fontana, San Bernardino County, California 92335	ACE Environmental
SB-07451	2010	Interstate 215 Bi-County HOV Lane Gap Closure Project, Historical Resources Evaluation Report, San Bernardino and Riverside Counties, California.	
SB-07666	2013	Historic Property Survey Report: Monte Vista Avenue Grade Separation Project, City of Montclair, San Bernardino County, California.	
SB-07955	2013	Cultural Resources Assessment and Class III Inventory Volume I. West of Devers Project San Bernadino and Riverside Counties, California	LSA Associates, Inc.

Resource Detail: P-36-010330

Location information

County: San Bernardino
USGS quad(s): Fontana, Guasti, Ontario, San Bernardino South
Address:
PLSS: T1S R4W Sec. SBBM
T1S R4W NE¼ of SE¼ of Sec. 26 SBBM
T1S R8W Sec. 26 SBBM
UTMs: Zone 11 474310mE 3768440mN
Zone 11 435394mE 3769049mN NAD83
Zone 11 472640mE 3768790mN
Zone 11 435654mE 3769057mN NAD83

Management status

Database record metadata

	<i>Date</i>	<i>User</i>	
<i>Entered:</i>	7/21/2014	jay	
<i>Last modified:</i>	2/17/2016	mgalaz	
<i>IC actions:</i>	<i>Date</i>	<i>User</i>	<i>Action taken</i>
	7/21/2014	jay	Imported record from SBR catalog spreadsheet
	7/21/2015	agarcia	Database updated.
<i>Record status:</i>	Verified		

Resource Detail: P-36-011567

Identifying information

Primary No.: P-36-011567
Trinomial: CA-SBR-011567H
Name: ASM 3470-1
Other IDs:

Type	Name
Resource Name	ASM 3470-1

Cross-refs:

Attributes

Resource type: Structure, Site
Age: Historic
Information base: Survey
Attribute codes: AH02 (Foundations/structure pads); AH03 (Landscaping/orchard); HP33 (Farm/ranch)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/7/2002	ASM		

Associated reports

Report No.	Year	Title	Affiliation
SB-07055	2002	Sierra and Slover Cultural Resources Survey	ASM Affiliates

Location information

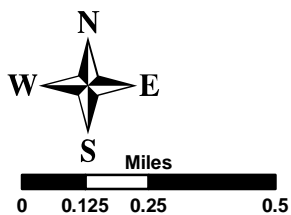
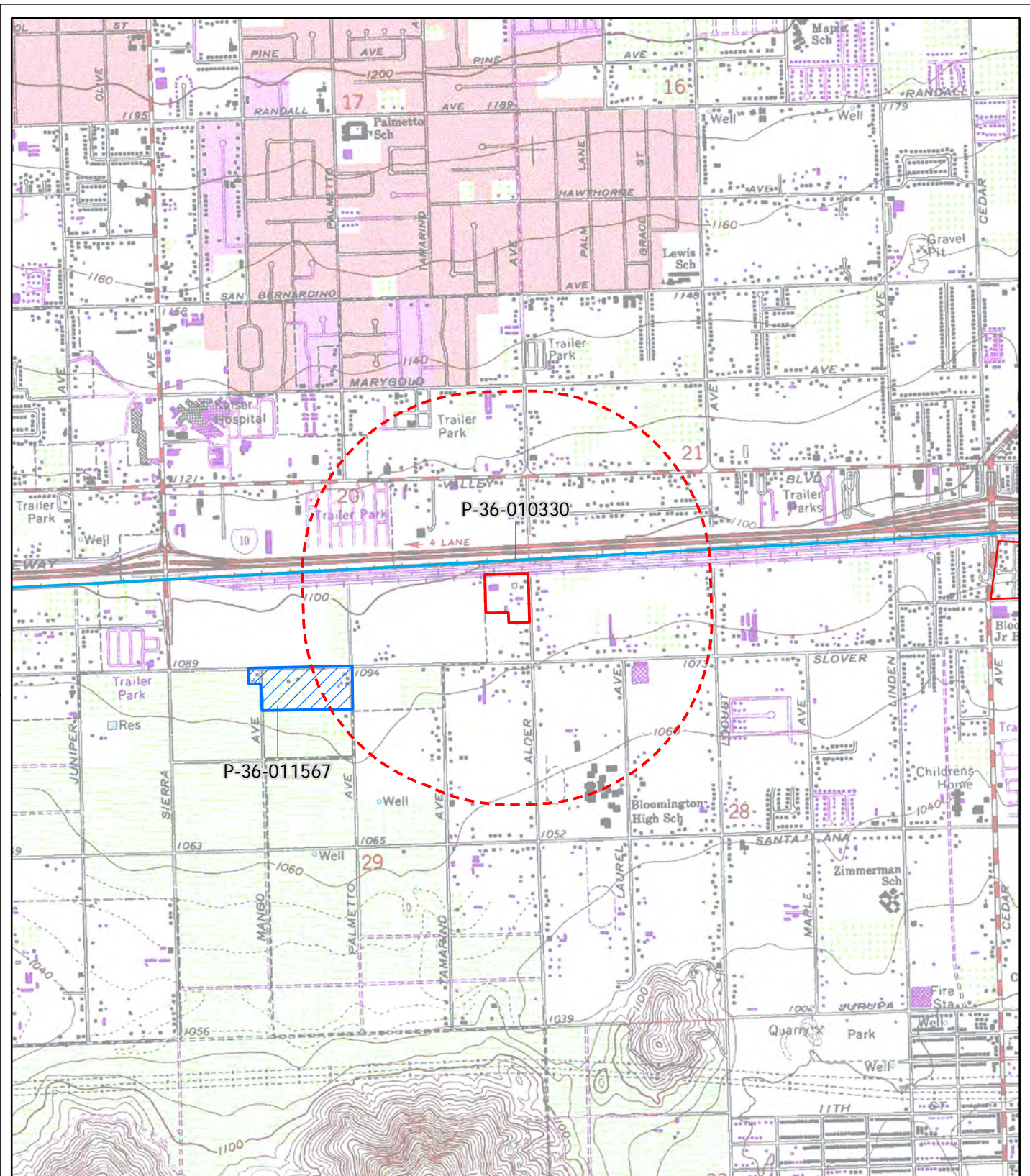
County: San Bernardino
USGS quad(s): Fontana
Address:
PLSS: T1S R5W NE¼ of NW¼ of Sec. 29 SBBM
UTMs: Zone 11 460250mE 3769002mN NAD27
Zone 11 460670mE 9768825mN NAD27
Zone 11 460670mE 3769002mN NAD27
Zone 11 460280mE 3768825mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 7/21/2014	jay	
Last modified: 11/12/201	agarcia	
IC actions: Date	User	Action taken
7/21/2014	jay	Imported record from SBR catalog spreadsheet
11/12/201	agarcia	Database updated.

Record status: Verified



Resources within the project area: None
 2 resources within a 1/2-mile radius

Fontana, CA
USGS 7.5' PR: 1980
1:24,000
INV #20400
July 2019

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
070399	36-015114		BIG BEAR SOUTHWEST SHORE CABIN #8	(VIC) BIG BEAR LA	U	0	HIST.SURV. 2315-0004-9999	01/01/83	7N		
							HIST.RES. DOE-36-91-0015-0008	05/02/91	2D2	AC	
070270	36-018753		1911 BEAR VALLEY DAM	(VIC) BIG BEAR LA	F	1911	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-90-0006-0000	05/02/91	6Y		
070272	36-015115		BIG BEAR SOUTHWEST SHORE CABIN #1	(VIC) BIG BEAR LA	U	1911	PROJ.REVW. FHWA910404A	05/02/91	6Y		
							HIST.RES. DOE-36-91-0015-0001	05/02/91	2D2	AC	
070273	36-015111		BIG BEAR SOUTHWEST SHORE CABIN #2	(VIC) BIG BEAR LA	U	1941	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0002	05/02/91	2D2	AC	
070396	36-015118		CABIN #5	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0005	05/02/91	2D2	AC	
070413	36-015119	0	BIG BEAR SOUTHWEST SHORE CABIN #26	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0022	05/02/91	2D2	AC	
070412	36-015128	0	BIG BEAR SOUTHWEST SHORE CABIN #25	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0021	05/02/91	2D2	AC	
070400	36-015125	0	BIG BEAR SOUTHWEST SHORE CABIN #10	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0009	05/02/91	2D2	AC	
070404	36-015121	0	BIG BEAR SOUTHWEST SHORE CABIN #16	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0013	05/02/91	2D2	AC	
070408	36-015129	0	BIG BEAR SOUTHWEST SHORE CABIN #20	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0017	05/02/91	2D2	AC	
070406	36-015126	0	BIG BEAR SOUTHWEST SHORE CABIN #18	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0015	05/02/91	2D2	AC	
070405	36-015131	0	BIG BEAR SOUTHWEST SHORE CABIN #17	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0014	05/02/91	2D2	AC	
070402	36-015123	0	BIG BEAR SOUTHWEST SHORE CABIN #13	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0011	05/02/91	2D2	AC	
070411	36-015124	0	BIG BEAR SOUTHWEST SHORE CABIN #23	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0020	05/02/91	2D2	AC	
070407	36-015127	0	BIG BEAR SOUTHWEST SHORE CABIN #19	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0016	05/02/91	2D2	AC	
070410	36-015120	0	BIG BEAR SOUTHWEST SHORE CABIN #22	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0019	05/02/91	2D2	AC	
070409	36-015130	0	BIG BEAR SOUTHWEST SHORE CABIN #21	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0018	05/02/91	2D2	AC	
070403	36-015122	0	BIG BEAR SOUTHWEST SHORE CABIN #15	(VIC) BIG BEAR LA	U	0	PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
							HIST.RES. DOE-36-91-0015-0012	05/02/91	2D2	AC	
089631	36-015132	CR 3N16	HOLCOMB VALLEY	(VIC) BIG BEAR LA	P		PROJ.REVW. FHWA910404A	05/02/91	2D2	A C	
060934	36-006611	SR 18	OLD BEAR VALLEY DAM	(VIC) BIG BEAR LA	D	1883	HIST.RES. SHL-0619-0000	09/11/57	7L		
							HIST.SURV. 2315-0005-0000		3S		
060857	36-015133	SR 18	BRIDGE #54-266	(VIC) BIG BEAR LA	S	1924	HIST.RES. SHL-0725-0000	02/05/60	7L		
							HIST.SURV. 2315-0001-0000		7R		
073925	36-015134	9995 ALDER AVE		BLOOMINGTON	U	1931	PROJ.REVW. HUD911010D	11/06/91	6Y		
163080		10435 CEDAR AVE	BLOOMINGTON SCHOOL	BLOOMINGTON	M	1926	PROJ.REVW. FHWA060424F	05/22/06	6Y		
154606		9666 LINDEN AVE		BLOOMINGTON	P	1946	PROJ.REVW. HUD050603A	06/20/05	6Y		
090992	36-015135	18860 ORANGE AVE	SAN BERNARDINO COUNTY MUSEUM	BLOOMINGTON	C		HIST.RES. SPHI-SBR-001	08/29/69	7L		
072976	36-008542	18732 VALLEY BLVD	BLOOMINGTON GARAGE AND LA GUE RESI	BLOOMINGTON	P	1912	HIST.RES. SPHI-SBR-115	08/08/91	7L		
							ST.PT.INT. 36-0006	08/02/91	7L		
167931		367 W JURUPA AVE		BLOOMINGTON	P	1946	PROJ.REVW. HUD070910E	09/12/07	6Y		
089838	36-015136	790 ACORN LANE		BLUE JAY	P	1937	PROJ.REVW. HUD940523A	07/07/94	6Y		
091813	36-014404		CAMP CLIPPER--DESERT TRAINING CENT	(VIC) CADIZ	F		HIST.RES. SHL-0985-0001	06/12/89	1CL		
079781	36-015139	598 MOZUNDAR DR		CEDARPINES PARK	U	1922	PROJ.REVW. HUD921209K	12/31/92			

ATTACHMENT B

**Natural History Museum of Los Angeles County
Vertebrate Paleontology Records Search**

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

8 July 2019

VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Attn: Patrick O. Maxon, Director, Cultural Services

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed
Alder Center, near Fontana, San Bernardino County, project area

Dear Patrick:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Alder Center, near Fontana, San Bernardino County, project area as outlined on the portion of the Fontana USGS topographic quadrangle map that you sent to me via e-mail on 24 June 2019. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have localities farther afield from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

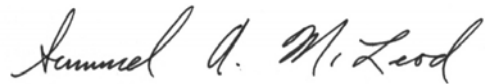
In the entire proposed project area the surface sediments are composed of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north via Lytle Creek that currently flows to the northeast. These younger Quaternary alluvial fan deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, and we have no fossil vertebrate localities very nearby from these types of deposits, but the proposed project area is at the farthest extent from the San Gabriel Mountains and so these deposits are probably finer-grained than similar deposits closer to the source area. So at relatively shallow depth in the proposed project area these deposits may well contain significant vertebrate fossil remains. Our closest vertebrate fossil locality from somewhat similar basin deposits is LACM 7811, to the west-southwest of the proposed project area in the Jurupa Valley north of Norco and west of Mira Loma, along Sumner Avenue north of Cloverdale Road, that

produced a fossil specimen of whipsnake, *Masticophis*, at a depth of 9 to 11 feet below the surface.

Shallow excavations in the younger Quaternary Alluvium exposed throughout the proposed project area are unlikely to encounter significant vertebrate fossils. Deeper excavations in the proposed project area that extend down into older Quaternary deposits, however, may well encounter significant remains of fossil vertebrates. Any substantial and deep excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

ATTACHMENT C

**Historic Resource Evaluation Report
for Alder Logistics Center, Daly (2019)**

HISTORIC RESOURCE EVALUATION REPORT

for

**Alder Logistics Center
10326-10396 Alder Avenue, Bloomington
San Bernardino County, CA 92316
APNs: 0252-131-03, -04, -36, -41, -43**

Prepared for:
VCS Environmental, Inc.
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Prepared by:
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506



July 2019

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I. INTRODUCTION

A. PROJECT DESCRIPTION

This assessment report documents and evaluates the federal and state significance of the food processing-related commercial property, Gene Belk Fruit Packers (also known as Gene Belk Briners), located at 10326-10396 Alder Avenue, located within the community of Bloomington, San Bernardino County, California (Figures 1, 2, and 3).¹ The southeastern portion of the subject property is currently leased to Balfour Beatty, a construction company, and used to store construction supplies that include wood railroad ties, steel beams, and plastic tubing. The property is comprised of five legal parcels with the San Bernardino County Assessor Parcel Numbers (APNs) of 0252-131-03, -04, -36, -41, -43.

The brining business lists its property at the address of 10380 Alder Avenue, and has upon it built-environment resources that are of sufficient age for them to be evaluated for listing in the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register). Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property for historical significance.

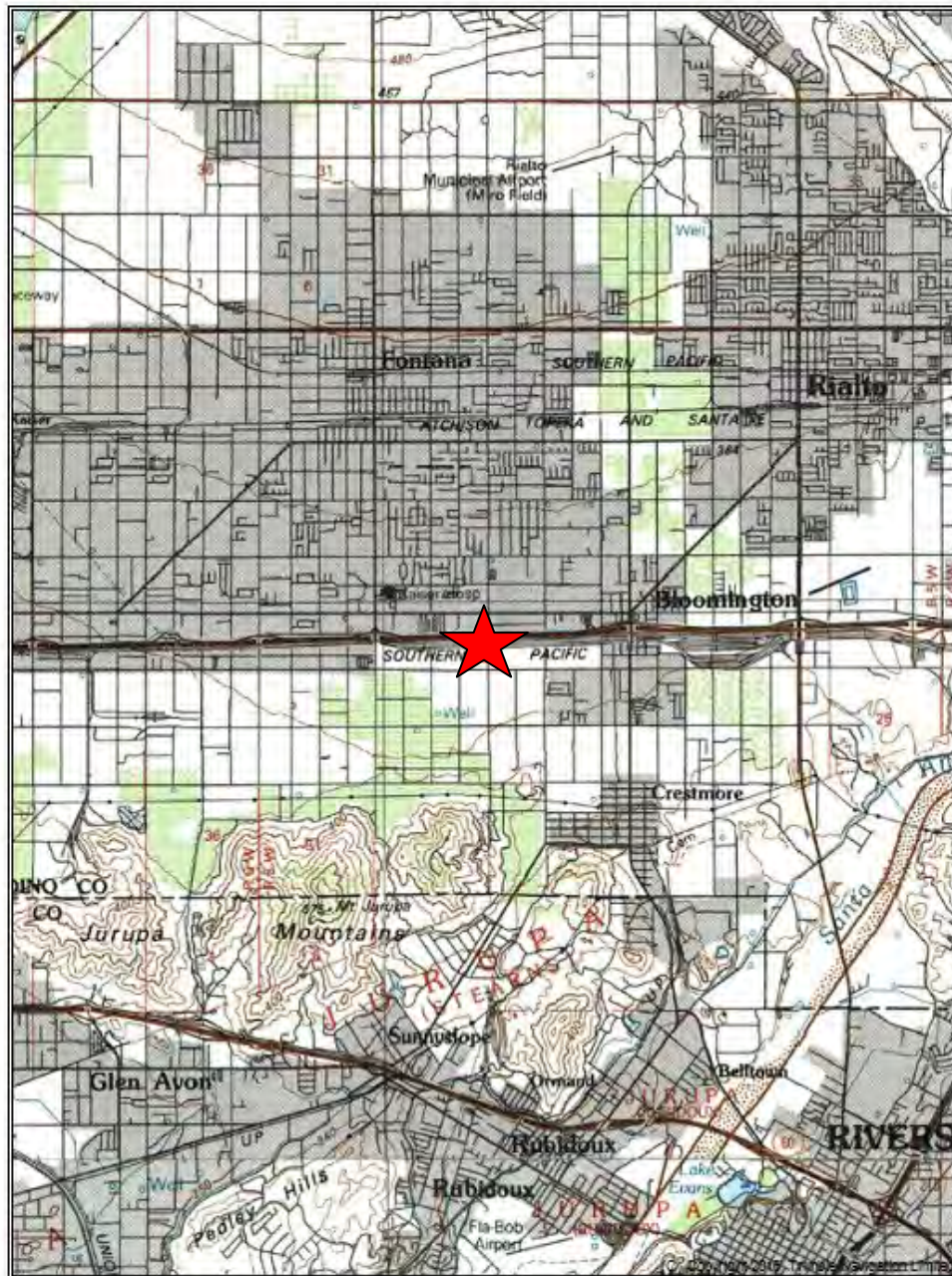
B. BACKGROUND INFORMATION

The current study of the five parcels, which collectively are identified as 10380 Alder Avenue, was conducted using data from historic aerial photographs, and information from the San Bernardino County Assessor's Office for the buildings and structures constructed on the property from the 1920s. As the built-environment resources on the property have achieved a sufficient age (generally over 50 year old for buildings, structures, features, objects, or man-made landscapes, under the California Environmental Quality Act), the properties were investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing the buildings and structures that comprised Gene Belk Fruit Packer property as a historical resource in the National Register or California Register.

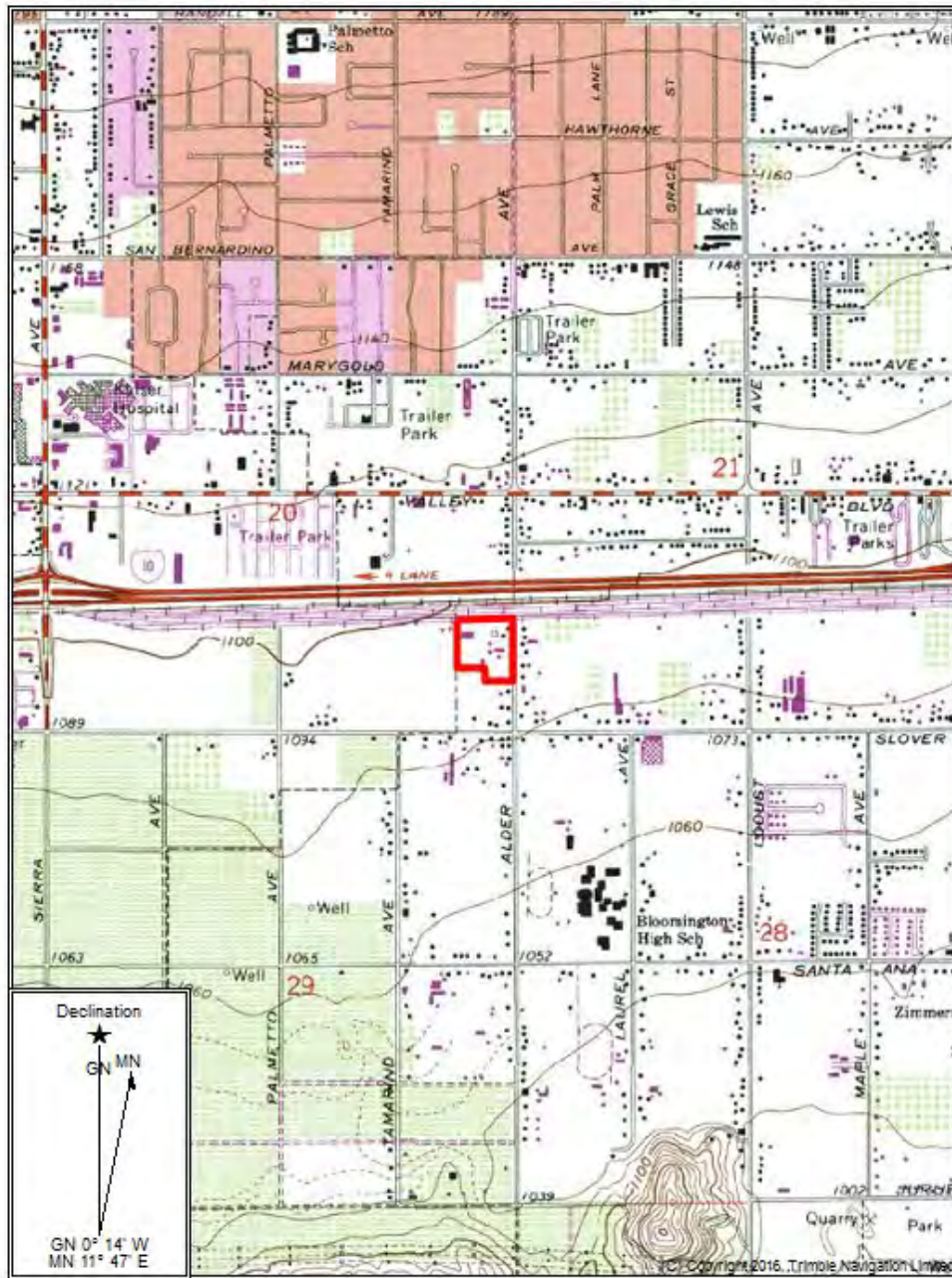
C. METHODOLOGY

This historic resource assessment, and evaluation of the built-environment properties within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation

¹ It should be noted that the facility was, until just recently, owned by Gene Belk Fruit Packing Company who is currently leasing the facilities from the current owners.



<p>SCALE 1:100000</p> <p>0 10000 Feet</p>	<p>Figure 1: Project Location 10326-10396 Alder Ave. Bloomington, San Bernardino, CA</p>
---	---



SCALE 1:24000

0 1000 2000 3000 4000
Feet

Figure 2: Project Location
Alder Logistics Center
10326-10396 Alder Ave., Bloomington
San Bernardino County, CA

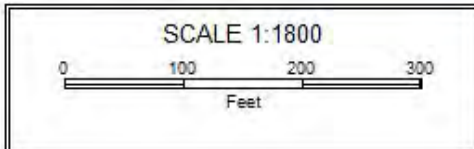


Figure 3: Aerial View
Alder Logistics Center
 10326-10396 Alder Ave., Bloomington
 San Bernardino County, CA

from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History).

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An inspection of the site and the existing structures, combined with a review of data for this parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The National Register and California Register historical significance criteria were employed to evaluate the significance of the subject property. In addition, the following tasks were performed for the study:

- The National Register and California Register property inventories were searched.
- Site-specific research was conducted on the subject property utilizing historic topographic and road maps, newspaper articles, historic photographs, and other published sources.
- Background research of prior land owners was performed at local and regional historic archives, and through internet resources such as available from Ancestry.com and GenealogyBank.com.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.
- California Department of Parks and Recreation (DPR) Series 523 inventory site forms for recording historical resources have been completed for the subject property, and are presented in Section V of this document.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the subject property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:³

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

² Code of Federal Regulations (CFR), 36 § 60.2.

³ *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."⁴ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.⁵ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁶
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁷
- Setting is the physical environment of a historic property.⁸
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.¹⁰
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.¹¹

⁴ *National Register Bulletin 15*, page 44.

⁵ *Ibid.*

⁶ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

⁷ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

⁸ *National Register Bulletin 15*, page 45.

⁹ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

¹⁰ "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.¹²

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.¹³

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹⁴

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁵

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.¹⁶ In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

¹¹ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

¹² "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

¹³ *National Register Bulletin 15*, page 46.

¹⁴ *Ibid.*

¹⁵ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

¹⁶ See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁷ The criteria for eligibility for the California Register are based upon National Register criteria.¹⁸ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.²⁰

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.²¹

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

¹⁷ California Public Resources Code § 5024.1(a).

¹⁸ California Public Resources Code § 5024.1(b).

¹⁹ California Public Resources Code § 5024.1(d).

²⁰ California Public Resources Code § 5024.1(d).

²¹ California Public Resources Code § 5024.1(e).

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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²²

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.²³

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

²² California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

²³ Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

III. EVALUATION

A. HISTORIC CONTEXT

1. Bloomington

The community of Bloomington includes approximately 6.7 square miles of unincorporated area located just north of the San Bernardino/Riverside County line. The City of Fontana is adjacent to the west and north, and the City of Rialto is located along the north and east boundaries of Bloomington. The community of Bloomington is located entirely within the adjacent city's sphere of influence areas.²⁴

The Southern Pacific Railroad (SPRR) completed its line from Latham to Los Angeles, with an extension to Colton (San Bernardino) in 1876. The Semi-Tropic Land and Water Company, formed in 1887, laid out the town sites of Bloomington, Rialto, Fontana, and San Sevaine along the path of the SPRR, east of the Chaffey Brothers colony in Ontario. The town site for Bloomington, after being surveyed in April, 1888, was bound on the north by Valley Boulevard, on the south by Slover Avenue, on the east by Larch Avenue, and on the west by Linden Avenue.²⁵

Presently, the once rural community of Bloomington is being converted to uses associated with the shipping, sorting, and delivery of goods by truck and rail. While the early agricultural history of the area, such as the acres of citrus groves, have all but disappeared, many residents continue to have small farmettes, keeping and raising animals like the ABC Egg Farm at 17595 Slover Avenue, just south of the project site.

2. Gene Belk Briners

The subject property consists of an 8.86-acre parcel of land first developed for use as a citrus grove, and later as a brining operation for vegetables, situated in the southeast quarter of Section 20, Township 1 South; Range 5 West of the San Bernardino Base Meridian. The site is situated immediately south of the east-west alignment of the Union Pacific Railroad, which is the historic path of the Southern Pacific Railroad through San Bernardino County.

The land upon which the project site is situated was purchased from the U.S. Government by Andrew J. Pope and William C. Talbot, wealthy owners of a lumber operation in Victoria, Canada, and Puget Sound, in 1870 when they purchased a string of sections along the

²⁴ San Bernardino County. "San Bernardino County General Plan: Bloomington Community Plan", April 2007.

²⁵ Ibid.

proposed route of the Southern Pacific Railroad.²⁶ After the SPRR tracks were laid in 1873-1875 from Los Angeles to Colton, excess lands not used for the railroad right-of-ways were sold in cash to interested parties. The land where the project site is located is part of the historic Marygold Acres tract.²⁷ Marygold Avenue is presently located north, and parallel to Interstate 10, in the community of Bloomington, and before the construction of the freeway, Alder Avenue ran north from the project site to intersect with Marygold Avenue.

Archival historic photographs, dating from 1938, show the presence of a small house located amongst a struggling citrus grove, on the west side of Alder Avenue, approximately 300 feet south of the single set of SPRR tracks (Figure 4). Due to the noise and coal smoke emitted by train engines, land that lay alongside the path of a railroad (adjacent to the railroad's right-of-way) was not considered valuable acreage, so the existence of a small, vernacular bungalow, evidence of a modest grove owners or worker's house in this area of San Bernardino County, is not unusual.

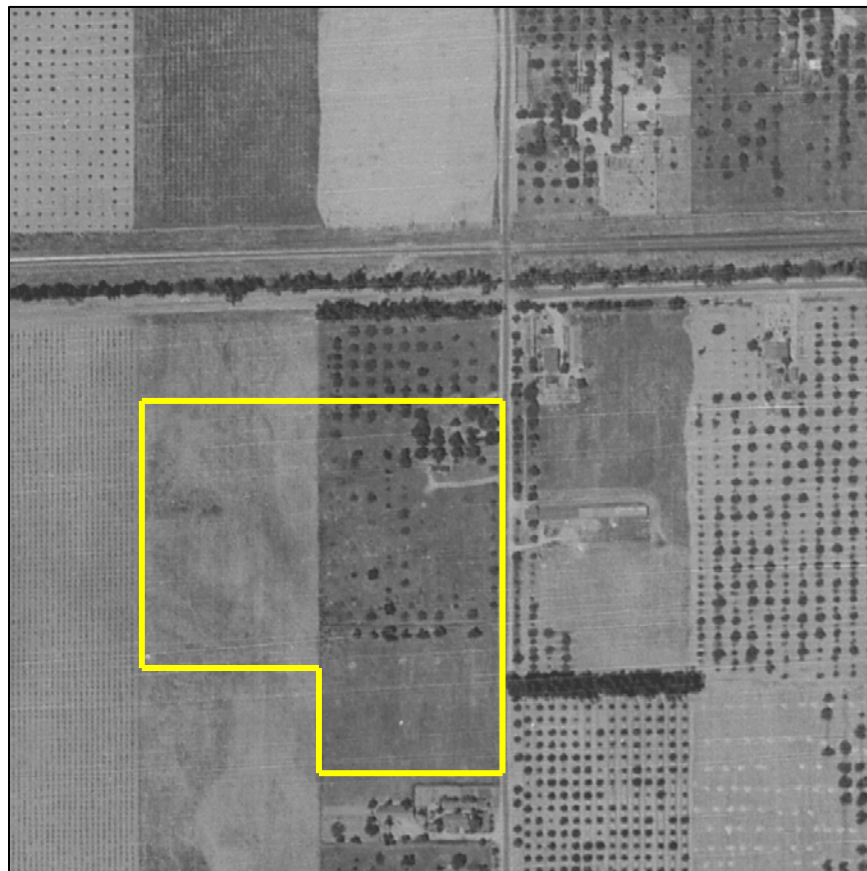


Figure 4: Approximate location of subject property on the 1938 aerial photograph. The subject property is located to the southwest of the intersection of Alder Avenue (running north-south) and the SPRR tracks (running east-west.) (Source: NETR Historic Aerials)

²⁶ Bureau of Land Management. General Land Office patent records for Sections 19, 20, 21, 22, 23, Township 1 South, Range 5 West, San Bernardino Base Meridian. Accessed July 23, 2019.

²⁷ Not to be confused with the Marigold Brand orange groves located in South Riverside/Corona area in the 1920s.

In 1948, an aerial photograph shows the future Interstate 10 freeway has two lanes going each direction north of the SPRR line in Bloomington (Figure 5). The few citrus trees that were on the subject site in 1938 are gone, and besides the dwelling, there may be one or two outbuildings associated with the grove house on the property. A small house has also been constructed on the southeast parcel (0252-131-04) of the project site. Due to the new freeway, Alder Avenue no longer runs north over the SPRR tracks towards Valley Boulevard.

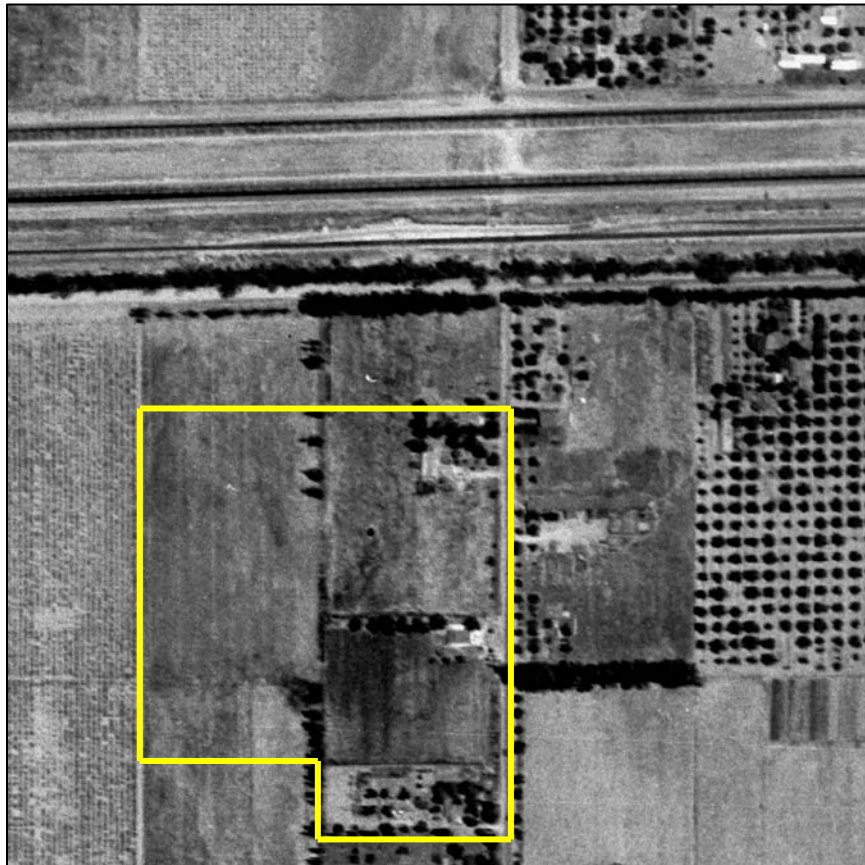


Figure 5: Aerial photograph of project site in 1948. (Source: NETR Historic Aerials)

The aerial view of the project site from 1959 shows that the property now is home to a brining facility (Figure 6). Besides the grove house and associated shed, there are now brining tanks evident on the site along with the office building (now vacant), the original maintenance shop building, and early warehouse/storage/office building.



Figure 6: Aerial photograph of project site in 1948. (Source: NETR Historic Aerials)

The brining complex would continue to add buildings to create today's configuration of the site (Figure 7). The SPRR would expand its number of tracks through the area from one visible in the photograph of 1938, to 11 sets of tracks visible in 1994. The expansion of SPRR would claim their right-of-way land right up to the northern boundary of Gene Belk Briners.



Figure 7: Site plan in 2018 (Source: Google Earth)

The history of pickling and brining vegetables is best explained as follows:

Pickles have been around for thousands of years, dating as far back as 2030 BC when cucumbers from their native India were pickled in the Tigris Valley. The word “pickle” comes from the Dutch pekelen or northern German pókel, meaning “salt” or “brine,” two very important components in the pickling process. Throughout history pickling was a necessity, as it was the best way to preserve food for a long period of time. As one of the earliest mobile foods, pickles filled the

stomachs of hungry sailors and travelers, while also providing families with a source of food during the cold winter months.

Pickles are created by immersing fresh fruits or vegetables in an acidic liquid or saltwater brine until they are no longer considered raw or vulnerable to spoilage. When we think of pickles, cucumbers commonly come to mind. Pickled cucumbers are often lacto-fermented in saltwater brine. During this process lactic microbial organisms develop, which turn the naturally occurring sugars of foods into lactic acid. In turn, the environment becomes acidic quickly, making it impossible for any spoiling bacteria to multiply. Cucumber pickles can also be made with a salt and vinegar brine, a popular choice for home cooks.

Home pickling was made much easier and more sanitary during the 1850s, when two essential canning tools were invented. First, a Scottish chemist by the name of James Young created paraffin wax, which helped to create a seal for food preserved in jars. A few years later, John Mason developed and patented the first Mason jar. Mason's jars were made from a heavyweight glass that was able to tolerate the high temperatures used in canning and processing pickles.

When a heavy influx of eastern European Jews arrived in New York City during the late 1800s and early 1900s, immigrants introduced kosher dill pickles to America. Cucumbers were washed, then piled in large wooden barrels along with dill, garlic, spices, kosher salt and clean water. They were left to ferment for a few weeks to several months; shorter fermenting time produced brighter green "half sours," while longer fermentation resulted in "full sours." Pickles were sold on pushcarts in the immigrant tenement district of New York City. Over time, Jewish-owned shops selling pickles straight out of the barrel began appearing in droves. Eventually, pickling became a profitable business within the Jewish community.

Of course, pickles aren't limited to the dill and cucumber variety. They can be sweet, sour, salty, hot or all of the above. Pickles can be made with cauliflower, radishes, onions, green beans, asparagus and a seemingly endless variety of other vegetables and fruits. When the English arrived in the New World, they brought their method for creating sweet pickles with vinegar, sugar and spiced syrup. Eastern Europeans introduced various forms of lacto-fermented cabbage, known as sauerkraut. The French serve tiny, spiced cornichons with heavy pâtés and pungent cheeses. In the Middle East pickles are served with every meal, from peppers to olives to lemons. Russians pickle tomatoes, among other things. Koreans have their kimchi, the Japanese pickle plums and daikon, and Italians pickle eggplants and peppers. Each area of the world has its own beloved variety of pickle.²⁸

²⁸Avey, Tori. "History in a Jar: The Story of Pickles". The History Kitchen", September 3, 2014.

<http://www.pbs.org/food/the-history-kitchen/history-pickles/>

Gene Belk Briner currently process cauliflower, carrots, celery, red and green bell peppers, turnips, cucumbers/pickles, mild and hot jalapeno peppers, Serrano peppers, hot cherry peppers, Anaheim chilies, and hot banana peppers.²⁹

At the time of the site visit, the subject parcel was improved with ten buildings and structures including a vegetable processing building (northwest corner of site); a packaging/former dicing building (north-central area of site); a residence and associated outbuilding (northeast corner of site); former maintenance shop and current maintenance shop (central area of the site), and two office/storage buildings located in the eastern portion of the subject property. Truck scales and attendant huts are situated in the southeast area of the site, and there are multiple locations of collections of brining tanks primarily in the northwest area of the property. The southernmost area of the property is separately leased to Balfour-Beatty, a commercial construction company based in Texas that specializes in infrastructure systems such as highways and bridges. A railroad spur is located on the northern boundary of the subject property, and according to Mr. Belk, the rail spur has not been in use since the mid-1990s.³⁰

²⁹ Gene Belk Briner. "Products"; accessed July 23, 2019. <http://www.genebelkbriners.com/products.html>

³⁰ Partner Engineering and Science, Inc. "Phase I Environmental Site Assessment Report: Alder Logistic Center", December 2018. Prepared for Lake Creek Industrial, Tustin, CA.

B. HISTORIC RESOURCES IDENTIFIED

A site visit and intensive-level inspection of the built-environment resources at 10380 Alder Avenue, Bloomington, was performed by Pamela Daly, Architectural Historian, on July 2, 2019. The 8.86-acre property, which is the site of Gene Belk Briners is now comprised of 10 buildings and structures with dates of construction from approximately 1920 to 1990 (See Figure 7). The buildings and structures on the site were surveyed for evaluation of historical significance. The subject property consists of land that was developed as a citrus grove in the early twentieth-century, and then converted for use as a brining operation for vegetables in the 1950s.

1. Grove House (circa 1930)

The one-story dwelling has a rectangular mass, and measures approximately 43 feet long by 15 feet wide (Figure 8). It has a medium-pitched gable roof that is set on an east-west axis, and the front entrance is at the east gable end. A simple, flat roof porch, supported by 4 inch by 4 inch square posts spans the front elevation over the front door and window. The porch appears to have been added after the original construction of the building.



Figure 8: East (front) and north elevation of dwelling. View looking southwest.

The building is sided with narrow, drop shiplap siding, and corner boards were placed on the east elevation. The window openings are boarded over, but based on their width, the windows may be one-over-one double-hung wood sash windows. There was a shed roof addition made to the west (rear) elevation of the house, and this most probably contains the indoor bathroom facilities. A flat roof carport structure was added to the

west façade of the bathroom addition. The dwelling sits on a thin concrete pad foundation. An associated outbuilding, situated to the immediate north of the dwelling may have been a poultry house, and/or workshop.

2. Garage/outbuilding (circa 1940s)

This is a one-story, rectangular-massed, wood-frame building that measures approximately 43 feet long by 21 feet wide (Figure 9). The building has a low-pitch shed roof, sloping to the west. There is a hanging door on the west elevation, and a set of swinging doors on the east elevation. The east façade is clad with corrugated metal siding, while the other elevations have wide, flat wood board siding. The building appears to be set on a thin concrete pad or bare earth. The building could have been associated with the early citrus grove that was present on this property, or for some other general use.



Figure 9: Outbuilding located to the immediate southwest of the old residence. View looking north.

3. Former office building (circa 1950s)

This is a one-story, rectangular-massed, frame building that measures approximately 74 feet long by 25 feet wide (Figure 10). This office section of the building has a low-pitch gable roof, clad with corrugated metal siding, set on an east-west axis, and there is a slight extension of the south roof slope over the pedestrian doors on that elevation. The exterior walls of this section of the building are clad with sheets of plywood siding and fenestrated with aluminum sliding units. On the west elevation, a structure was built that measures approximately 32 feet long by 18 feet wide, and may have held

coolers for perishable produce. The entire building is set on a poured concrete foundation approximately four feet high so that the south elevation could be used as a shipping and receiving dock.



Figure 10: South elevation of office building, now vacant. View looking northeast.

4. Original maintenance shop (circa 1950s)

This is a one-story, rectangular-massed, frame building that measures approximately 46 feet long by 28 feet wide (Figure 11). The building has a medium-pitched gable roof set on a north-south axis, and there is a slight extension of the west roof slope over the pedestrian door on that elevation. The west elevation also has fenestration set in the façade on both sides of the pedestrian door. The roof and exterior walls are clad with corrugated metal siding. Industrial-sized hanging doors are set on both the north and east elevations.



Figure 11: Former Maintenance shop building. View looking south.

5. Office and storage area (circa 1950s)

The office and storage building is comprised of a medium-pitched gable roofed, rectangular-massed structure measuring approximately 40 feet long by 22 feet wide, with an attached shed roof rectangular mass also measuring 40 feet long by 22 feet wide (Figure 12). The office portion of the building (and attached restroom structure) are situated in the southern portion of the gable roof structure. The entire building is clad with shiplap siding, and the gable roof portion sits on a 24 inch tall, concrete foundation wall.



Figure 12: Storage and office building. View looking southwest.

6. Packaging/former dicing building (circa 1960s)

This is a one-story, rectangular-massed, wood-frame building that measures approximately 80 feet long by 70 feet wide (Figure 13). The building has low-pitched gable roof set on a north-south axis, and immediately adjacent to the building, on the west elevation, is a shed roof structure covering machinery associated with the processing of foods. The roof and exterior walls are clad with corrugated metal siding. Pedestrian doors, window openings, and large overhead doors are set on all the elevations.



Figure 13: Former packaging and dicing building, view looking southeast.

7. Vegetable processing building (circa 1970s)

This is a one-story, rectangular-massed, metal frame building measures approximately 146 feet long by 70 feet wide (Figures 14 and 15). The building has low-pitched gable roof set on an east-west axis, and the south slope extends approximately 15 feet beyond the main block to create an awning for the south elevation of the building. The roof and exterior walls are clad with corrugated metal siding. Pedestrian doors and large overhead doors are set on both the north and south elevations. Rows of brining vats are located to the west and north of the building.



Figure 14: Vegetable processing building, view looking northwest.



Figure 15: Brining vats located on the north side of the vegetable processing building. View looking west.

8. Truck scales and attendant hut (circa 1970s)

The truck scale was used to weigh trucks with raw produce when they entered the facility. The scale and concrete apron are approximately 117 feet long by 12 feet wide (Figure 16). The attendant hut measures approximately 10 feet long by 10 feet wide, has a low pitch shed roof, and the roof and sides of the wood-frame structure are clad with corrugated metal siding.



Figure 16: Truck scales and attendant hut, view looking south.

9. New maintenance shop (circa 1980)

The one-story, steel-frame building measures approximately 68 feet long by 50 feet wide, and has a very low-pitch gable roof (Figure 17). The roof and exterior walls are clad with corrugated steel siding. The roof extends from the main body of the building to create an awning for an outdoor work area. The building has not reached sufficient age to be evaluated for significance.



Figure 17: New maintenance building, view looking northwest.

10. Double-wide manufactured office building (circa 1990)

The double-wide unit measures approximately 62 feet long by 23 feet wide, and may be associated with the Balfour-Beatty company (Figure 18). The building has not reached sufficient age to be evaluated for significance.



Figure 18: Double-wide manufactured office unit, view looking northeast.

C. SIGNIFICANCE

The property located at 10380 Alder Avenue, Bloomington, has buildings and structures upon it that were constructed over 50 years ago. According to available historical sources, the subject property and adjacent land was agriculturally developed by 1938 and remained in agricultural use into the 1940s. A residence has been located onsite at the northeast corner of the subject property since the 1930s. The brining operation began onsite in the late 1940s and continues to present day. The facility historically utilized unlined and later concrete lined brine ponds onsite which were later capped. The brining operation operated under the names Gene Belk Fruit Packers and Gene Belk Briners. Below, we will evaluate the property under federal and state criteria for significance as a historical resource.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 10380 Alder Avenue does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Bloomington, San Bernardino County, or California. The early citrus grove may have been developed in the 1930s when A. B. Miller established the Semi-Tropic Land and Water Company to serve the areas of Rialto and Fontana. By 1959, the citrus grove on the subject parcel was gone, and the property had been converted to a commercial vegetable brining facility. The community of Bloomington was populated with modest rural farmettes and residential housing, with light industries established to support the larger manufacturing and industrial operations of companies such as the Union Pacific Railroad hub in Colton, Kaiser Steel in Fontana, and Goodrich Company in Rialto. The Gene Belk Brining Company is just one of a multitude of small industries that are located along both sides of Interstate 10 and the SPRR tracks through this area of San Bernardino County. The subject property has not presented information that it contributed to the history of vegetable processing in San Bernardino County or California. The property has not made a significant contribution to the local, regional, or national history, and does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of San Bernardino County, California, or the United States, the property at 10380 Alder Avenue does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that Gene Belk, or any other individual associated with the property, was a person identified as having a direct effect on the history of food processing in San Bernardino County, or California.

Criterion C of the National Register, and Criterion 3 the California Register, was used to evaluate the possible significance of the architecture, design, or construction of the built-environment resources at 10380 Alder Avenue. It is apparent that the citrus grove endeavor at this site was completely replaced by a vegetable brining operation by 1959, and the property has continued to be used for that purpose. Apart from the modest grove house, the property appears to have developed organically as the needs of the brining facility expanded and modernized between the 1950s and today. The industrial buildings are simple one-story structures, with open floorplans, so that machinery and produce could easily be moved in-and-out of the buildings, and these buildings could easily be adapted and reconfigured to meet the needs of the food processing systems. The office buildings are simple, gable-roofed structures that provided basic covered areas for office workers and their equipment.

The built-environment resources on the subject property have retained a majority of their original aspects of physical integrity. These aspects include the location of the buildings within the brining facility; the architectural and engineering design of the buildings; the materials used in construction of the buildings; the workmanship applied in the construction of the buildings; the property's association with the brining of a variety of vegetable to be sold by retail companies; and the setting of the property on Alder Avenue. Because the buildings, associated with the brining operation are so ubiquitous and plentiful throughout the nation, they are not able to convey a strong sense of feeling to the specific era of the late 1950s or contribute to an important period in the history of vegetable brining in the United States. The buildings and structures at 10380 Alder Avenue do not possess the attributes necessary to be considered eligible for listing in the California Register or the National Register as significant architectural or engineering resources.

The property at 10380 Alder Avenue has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

To summarize, the property at 10380 Alder Avenue and the buildings therein, home of Gene Belk Briners from circa 1950 to the present day, does not meet the criteria for listing in the National Register or California Register as a historical resource. For purposes of the California Historical Resources Information System (CHRIS), the property at 10380 Alder Avenue is assigned California Historical Resource Status Code 6Z, to represent a property that has been

found ineligible for listing in the National Register or California Register through survey evaluation.

IV. BIBLIOGRAPHY

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V. INVENTORY SITE FORMS (DPR SERIES 523)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: Gene Belk Briner

P1. Other Identifier: Gene Belk Fruit Packer

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: San Bernardino

*b. USGS 7.5' Quad: Fontana

Date: 1980 T 1 South; R 5 West; SE¼ of Sec 20; S. B. B.M.

c. Address: 10380 Alder Avenue

City: Bloomington

Zip: 92316

d. UTM: Zone: 11; 461357 mE/ 3769512 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 1,092 ft.

Assessor parcel numbers: 0252-131-03, -04, -36, -41, -43. Located north of Slover Avenue, immediately south of Union Pacific Railroad tracks.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

At the time of the site visit, the subject parcel was improved with ten buildings and structures including a vegetable processing building (northwest corner of site); a packaging/former dicing building (north-central area of site); a residence and associated outbuilding (northeast corner of site); former maintenance shop and current maintenance shop (central area of the site), and two office/storage buildings located in the eastern portion of the subject property. Truck scales and attendant hut are situated in the southeast area of the site, and there are multiple locations of collections of brining tanks primarily in the northwest area of the property. The southernmost area of the property is separately leased to Balfour-Beatty, a commercial construction company based in Texas that specializes in infrastructure systems such as highways and bridges. A railroad spur is located on the northern boundary of the subject property, and according to Mr. Belk, the rail spur has not been in use since the mid-1990s.

Grove House (circa 1930): The one-story dwelling has a rectangular mass, and measures approximately 43 feet long by 15 feet wide. It has a medium-pitched gable roof that is set on an east-west axis, and the front entrance is at the east gable end. A simple, flat roof porch, supported by 4 inch by 4 inch square posts spans the front elevation over the front door and window. The porch appears to have been added after the original construction of the building. (See Continuation Sheet for additional text.)

***P3b. Resource Attributes:** HP39: Single-family dwelling; HP4: Ancillary buildings; HP6: 1-story industrial buildings, AH2: foundation/equipment pads; HP39: truck scale and attendant hut.

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

P5a. Photo or Drawing



P5b. Description of Photo:

Food processing and packaging building. View looking southeast.

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Former citrus grove; presently a brining facility. Buildings date from late 1920 to 1980s.

***P7. Owner and Address:**

***P8. Recorded by:**

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

***P9. Date Recorded:** July 24, 2019

***P10. Survey Type:**

Intensive-level, CEQA

***P11. Report Citation:** Daly, Pamela. "Historic Resource Assessment Report of Alder Logistics Project, 10329-10396 Alder Avenue, Bloomington, San Bernardino County, CA". Daly & Associates, July 2019.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code: 6Z

*Resource Name or # : Gene Belk Briner

- B1. Historic Name: Gene Belk Fruit Packer
- B2. Common Name: Gene Belk Briner
- B3. Original Use: citrus grove

B4. Present Use: food processing facility

*B5. Architectural Style: Not applicable

*B6. Construction History:

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: None

Theme: None

Area: San Bernardino County

Period of Significance: None

Property Type: Industrial

Applicable Criteria: None

The property located at 10380 Alder Avenue, Bloomington, has buildings and structures upon it that were constructed over 50 years ago. According to available historical sources, the subject property and adjacent land was agriculturally developed by 1938 and remained in agricultural use into the 1940s. A residence has been located onsite at the northeast corner of the subject property since the 1930s. The brining operation began onsite in the late 1940s and continues to present day. The facility historically utilized unlined and later concrete lined brine ponds onsite which were later capped. The brining operation operated under the names Gene Belk Fruit Packers and Gene Belk Briners.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 10380 Alder Avenue does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Bloomington, San Bernardino County, or California. The early citrus grove may have been developed in the 1930s when A. B. Miller established the Semi-Tropic Land and Water Company to serve the areas of Rialto and Fontana. By 1959, the citrus grove on the subject parcel was gone, and the property had been converted to a commercial vegetable brining facility. The community of Bloomington was populated with modest rural farmettes and residential housing, with light industries established to support the larger manufacturing and industrial operations of companies such as the Union Pacific Railroad hub in Colton, Kaiser Steel in Fontana, and Goodrich Company in Rialto. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

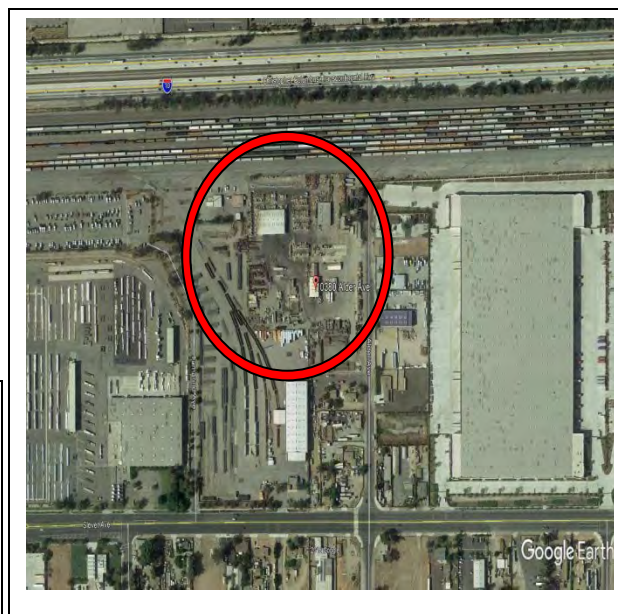
See Continuation sheet.

B13. Remarks:

*B14. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: July 24, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: July 24, 2019 Continuation Update

P3. Description, continued:

Grove House, cont.: The building is sided with narrow, drop shiplap siding, and corner boards were placed on the east elevation. The window openings are boarded over, but based on their width, the windows may be one-over-one double-hung wood sash windows. There was a shed roof addition made to the west (rear) elevation of the house, and this most probably contains the indoor bathroom facilities. A flat roof carport structure was added to the west façade of the bathroom addition. The dwelling sits on a thin concrete pad foundation. An associated outbuilding, situated to the immediate north of the dwelling may have been a poultry house, and/or workshop.

Garage/Outbuilding (circa 1940s): This is a one-story, rectangular-massed, wood-frame building that measures approximately 43 feet long by 21 feet wide. The building has a low-pitch shed roof, sloping to the west. There is a hanging door on the west elevation, and a set of swinging doors on the east elevation. The east façade is clad with corrugated metal siding, while the other elevations have wide, flat wood board siding. The building appears to be set on a thin concrete pad or bare earth. The building could have been associated with the early citrus grove that was present on this property, or for some other general use.

Former office building (circa 1950s): This is a one-story, rectangular-massed, frame building that measures approximately 74 feet long by 25 feet wide. This office section of the building has a low-pitch gable roof, clad with corrugated metal siding, set on an east-west axis, and there is a slight extension of the south roof slope over the pedestrian doors on that elevation. The exterior walls of this section of the building are clad with sheets of plywood siding and fenestrated with aluminum sliding units. On the west elevation, a structure was built that measures approximately 32 feet long by 18 feet wide, and may have held coolers for perishable produce. The entire building is set on a poured concrete foundation approximately four feet high so that the south elevation could be used as a shipping and receiving dock.

Original Maintenance shed (circa 1950s): This is a one-story, rectangular-massed, frame building that measures approximately 46 feet long by 28 feet wide. The building has a medium-pitched gable roof set on a north-south axis, and there is a slight extension of the west roof slope over the pedestrian door on that elevation. The west elevation also has fenestration set in the façade on both sides of the pedestrian door. The roof and exterior walls are clad with corrugated metal siding. Industrial-sized hanging doors are set on both the north and east elevations.

Office and storage area (circa 1950s): The office and storage building is comprised of a medium-pitched gable roofed, rectangular-massed structure measuring approximately 40 feet long by 22 feet wide, with an attached shed roof rectangular mass also measuring 40 feet long by 22 feet wide. The office portion of the building (and attached restroom structure) are situated in the southern portion of the gable roof structure. The entire building is clad with shiplap siding, and the gable roof portion sits on a 24 inch tall, concrete foundation wall.

Packaging and former dicing building (circa 1960s): This is a one-story, rectangular-massed, wood-frame building that measures approximately 80 feet long by 70 feet wide. The building has low-pitched gable roof set on a north-south axis, and immediately adjacent to the building, on the west elevation, is a shed roof structure covering machinery associated with the processing of foods. The roof and exterior walls are clad with corrugated metal siding. Pedestrian doors, window openings, and large overhead doors are set on all the elevations.

Vegatable processing building (circa 1970s): This is a one-story, rectangular-massed, metal frame building measures approximately 146 feet long by 70 feet wide. The building has low-pitched gable roof set on an east-west axis, and the south slope extends approximately 15 feet beyond the main block to create an awning for the south elevation of the building. The roof and exterior walls are clad with corrugated metal siding. Pedestrian doors and large overhead doors are set on both the north and south elevations. Rows of brining vats are located to the west and north of the building.

Truck scale and attendant hut (circa 1970s): The truck scale was used to weigh trucks with raw produce when they entered the facility. The scale and concrete apron are approximately 117 feet long by 12 feet wide. The attendant hut measures approximately 10 feet long by 10 feet wide, has a low pitch shed roof, and the roof and sides of the wood-frame structure are clad with corrugated metal siding.

New maintenance shop (circa 1980s): The one-story, steel-frame building measures approximately 68 feet long by 50 feet wide, and has a very low-pitch gable roof. The roof and exterior walls are clad with corrugated steel siding. The roof extends from the main body of the building to create an awning for an outdoor work area. The building has not reached sufficient age to be evaluated for significance.

Portable office (circa 1990): The double-wide unit measures approximately 62 feet long by 23 feet wide, and may be associated with the Balfour-Beatty company. The building has not reached sufficient age to be evaluated for significance.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: July 24, 2019 Continuation Update

B10 Statement of Significance, continued:

The Gene Belk Brining Company is just one of a multitude of small industries that are located along both sides of Interstate 10 and the SPRR tracks through this area of San Bernardino County. The subject property has not presented information that it contributed to the history of vegetable processing in San Bernardino County or California. The property has not made a significant contribution to the local, regional, or national history, and does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of San Bernardino County, California, or the United States, the property at 10380 Alder Avenue does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that Gene Belk, or any other individual associated with the property, was a person identified as having a direct effect on the history of food processing in San Bernardino County, or California.

Criterion C of the National Register, and Criterion 3 the California Register, was used to evaluate the possible significance of the architecture, design, or construction of the built-environment resources at 10380 Alder Avenue. It is apparent that the citrus grove endeavor at this site was completely replaced by a vegetable brining operation by 1959, and the property has continued to be used for that purpose. Apart from the modest grove house, the property appears to have developed organically as the needs of the brining facility expanded and modernized between the 1950s and today. The industrial buildings are simple one-story structures, with open floorplans, so that machinery and produce could easily be moved in-and-out of the buildings, and these buildings could easily be adapted and reconfigured to meet the needs of the food processing systems. The office buildings are simple, gable-roofed structures that provided basic covered areas for office workers and their equipment.

The built-environment resources on the subject property have retained a majority of their original aspects of physical integrity. These aspects include the location of the buildings within the brining facility; the architectural and engineering design of the buildings; the materials used in construction of the buildings; the workmanship applied in the construction of the buildings; the property's association with the brining of a variety of vegetable to be sold by retail companies; and the setting of the property on Alder Avenue. Because the buildings, associated with the brining operation are so ubiquitous and plentiful throughout the nation, they are not able to convey a strong sense of feeling to the specific era of the late 1950s or contribute to an important period in the history of vegetable brining in the United States. The buildings and structures at 10380 Alder Avenue do not possess the attributes necessary to be considered eligible for listing in the California Register or the National Register as significant architectural or engineering resources.

The property at 10380 Alder Avenue has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

To summarize, the property at 10380 Alder Avenue and the buildings therein, home of Gene Belk Briners from circa 1950 to the present day, does not meet the criteria for listing in the National Register or California Register as a historical resource. For purposes of the California Historical Resources Information System (CHRIS), the property at 10380 Alder Avenue is assigned California Historical Resource Status Code 6Z, to represent a property that has been found ineligible for listing in the National Register or California Register through survey evaluation.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: July 24, 2019 Continuation Update



Grove house: east (front) and north elevations. View looking southwest.



Garage/outbuilding located to the immediate southwest of the old residence. View looking north.



Former office building, now vacant. View looking northeast.



Former Maintenance shop building. View looking south.



Storage and office building. View looking southwest.



Former packaging and dicing building, view looking southeast.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: July 24, 2019 Continuation Update



Vegetable processing building, view looking northwest.



Brining vats located on the north side of the vegetable processing building. View looking west.



Truck scale and attendant hut, view looking south.



New maintenance building, view looking northwest.



Storage and office building. View looking southwest.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: July 24, 2019 Continuation Update

References:

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