

## MEMORANDUM

**DATE:** August 18, 2020

**TO:** Dionisios Glentis, Senior Environmental Planner

**FROM:** Casey Tibbet, Associate/Architectural Historian  
Riordan Goodwin, Senior Archaeologist

**SUBJECT:** Cultural Resources Documentation for the Slover and Juniper Industrial Building Project in the City of Fontana (LSA Project Nos. LBB2001)

In June and July 2020, LSA, under contract to the City of Fontana, completed cultural resources documentation for the Slover and Juniper Industrial Building Project in the City of Fontana (City) in San Bernardino County, California. The project area is located in the southern part of the City on approximately two acres on the northeast corner of Slover Avenue and Juniper Avenue (Assessor's Parcel Number [APN] 0251-203-09) (attached Figure 1). The site is developed with a single-family residence and a detached garage/storage building (16726 Slover Avenue). The project proposes to remove the buildings to facilitate construction of an industrial building. As part of the environmental review process for the proposed project, and in compliance with the California Environmental Quality Act (CEQA), the City requires cultural resources documentation. To accomplish this, LSA completed the following work.

### RECORDS SEARCH

Cultural resources records search data from records searches for recent nearby projects (Transwestern Boyle Avenue Warehouse Buildings 1 and 2, 2020, and Southwest Fontana Logistics Center, 2017) were reviewed for information on resources in the vicinity of the project area. Records search data indicate there have been 16 previous studies within one mile, none of which included the project area. Although no resources were documented within the project area, two archaeological sites (Prehistoric Site 36-005421, an artifact scatter/possible habitation site 0.6 mile south-southwest, and Historic Period Site 36-011567, building foundations and associated features 0.4 mile east) are documented within a mile, along with an additional 18 historic-period built environment properties.

### ARCHIVAL RESEARCH

In June and July 2020, LSA staff conducted archival research on the history and development of the project area and surrounding community. The purpose of this research was to determine the construction, use, and ownership history of the historic-period buildings. Research utilized primary and secondary sources of information such as building permits, historic maps and photographs, newspaper articles, city directories, and written histories of Fontana, but was limited by restrictions related to the COVID-19 pandemic.

No original building permits were found as a result of the archival research, but various real estate websites indicate the residence in the project area at 16726 Slover Avenue was built in 1923 and remodeled in 1952. In 1938, the property was developed with groves and a windrow along Slover Avenue. Surrounding properties at that time were similarly developed. By 1948, a windrow had grown along the north property line as well, but by 1959, the project area no longer had any groves and groves in the surrounding area had also diminished. By 1994, the windrows along the north and south property lines were almost completely gone and it appears the house had been expanded. No information was found for people associated with the properties during the historic period (pre-1971).

## FIELD SURVEYS

The archaeological and architectural field surveys of the project area were completed on June 22, 2020.

LSA Archaeologist Riordan Goodwin completed the intensive-level archaeological survey of the project parcel and identified/documentated one historic period outbuilding foundation feature: an approximately 70-foot long by 25-foot wide building slab with what appears to be associated cinderblock wall rubble dating to the 1940s located in the northeastern portion of the property.

Under the supervision of LSA architectural historian Casey Tibbet, Mr. Goodwin also completed the intensive-level architectural survey of the historic-period residence and related garage/storage building in the project area. During the survey, Mr. Goodwin took notations regarding the current condition and integrity of the historic-period buildings, as well as numerous digital photographs of each building. The field survey revealed that the property is in poor condition and the residence has suffered alterations that have compromised its integrity of design, materials, workmanship, feeling, and association. In addition, the surrounding setting, which was dominated by groves until sometime after 1967, has been compromised by modern development and the windrows no longer exist.

## DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

DPR forms (attached) were completed for the historic-period resource (16726 Slover Avenue) in the project area.

The historic-period residence and garage/storage building in the project area was documented and evaluated under the criteria for listing in the California Register of Historical Resources (California Register) and the local criteria for designation. Based on that evaluation, the property does not appear to meet any of the California Register or local criteria for historical significance. The residence does not retain the requisite level of integrity to convey its association with its agricultural past and it is not a representative example of an architectural style, method of construction, or historical period. No evidence was found that it is associated with historically significant people. Further it does not have a unique location or physical characteristic, it is not a feature of the natural environment, and it does not contribute to a geographically definable area that possesses a concentration of properties that are aesthetically unified (i.e., it is not part of a potential historic district).

## CONCLUSION AND RECOMMENDATIONS

The foregoing has outlined the methods and results of the various avenues of research and field surveys. As previously stated, the historic-period residence and garage/storage building do not meet the California Register or local criteria for historical significance. Therefore, they are not “historical resources,” as defined by CEQA.

The City may reach a finding of *No Impact* regarding cultural resources. However, standard regulatory compliance measures regarding buried cultural resources are required in conformance with Section 15064.5(e) of the *CEQA Guidelines*, PRC Section 5097.98, and State Health and Safety Code Section 7050.5.

- If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
- In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Although a historic period building foundation feature dating to the 1940s was identified, it is secondary/marginal in nature, temporally ambiguous in appearance, lacks any associated historic period refuse and does not contribute to the potential of the primary built environment resource (the residence at 16726 Slover Avenue) for listing in the California Register as defined by CEQA. The project site has sustained severe disturbance from residential development and years, if not decades, of agricultural cultivation and animal husbandry. Additionally, available data indicate no prehistoric resources have been documented within a half-mile of the project. Considering all of this, the sensitivity of the project site for intact subsurface archaeological resources is low and archaeological monitoring is not recommended.

## ATTACHMENTS

- Figure 1
- DPR Forms