

**CULTURAL RESOURCES STUDY FOR THE
FONTANA CORPORATE CENTER PROJECT**

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

APNs 0238-062-36 and -39

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<i>Report Title:</i>	Cultural Resources Study for the Fontana Corporate Center Project, City of Fontana, San Bernardino County, California (APNs 0238-062-36 and -39)
<i>Type of Study:</i>	Phase I Cultural Resources Survey and Historic Structure Evaluation
<i>New Sites:</i>	Temp-1 (13592 Slover Avenue)
<i>USGS Quadrangle:</i>	<i>Guasti, California</i> (7.5 minute)
<i>Acreage:</i>	18.53 acres
<i>Key Words:</i>	Survey; three historic buildings and one historic railroad spur at 13592 Slover Avenue recorded as Temp-1; Kaiser Steel Corp.; monitoring of grading is recommended; historic structures not significant and preservation is not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request by T&B Planning, Brian F. Smith and Associates, Inc. (BFSA) conducted a cultural resources study for the Fontana Corporate Center Project. The project is located on the 7.5-minute USGS *Guasti, California* topographic quadrangle in Section 21, Township 1 South, Range 6 West. The subject property consists of Assessor's Parcel Numbers (APNs) 0238-062-36 and -39 and includes 13592 Slover Avenue in the city of Fontana, California. This property is bounded on all sides by a combination of heavy and light industrial uses in an area experiencing mainly light industrial (warehouse) redevelopment. The project proposes to redevelop the 18.53-acre property for the construction of an industrial warehouse along with associated parking and hardscape.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Fontana's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). A records search was requested from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity. A review of the SCCIC data indicates that no previously recorded resources are located within the subject property. BFSA also requested a review of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC).

The cultural resources survey was conducted on July 22, 2021 and resulted in the documentation of one unrecorded historic property within the project, which has been recorded as Site Temp-1. Based upon the results of the field survey and records searches, from the perspective of the CEQA review of the proposed development, Site Temp-1 has been evaluated as not eligible for listing on the California Register of Historical Resources (CRHR). While the buildings are historic in age and associated with Kaiser Steel Corporation, they do not retain a sufficient level of integrity, none of them are designed by an architect of importance, nor do they possess any architecturally important elements. Based upon the conclusions reached during the evaluation, no mitigation measures or preservation are recommended for the historic buildings. As such, no impacts to significant resources are associated with the proposed development of the property.

Although the historic properties were evaluated as not CRHR-eligible, the potential exists that unidentified historic deposits may be present that are related to the occupation of this location since the mid-twentieth century. Because of this potential to encounter buried cultural deposits, monitoring of grading by qualified archaeologists is recommended. In light of the fact that no prehistoric resources have been recorded within one mile of the property, Native American monitoring is not recommended during grading, unless and until a discovery of a prehistoric site or deposit occurs, at which time, a Native American monitor should be incorporated into the monitoring program. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. A Mitigation

Monitoring and Reporting Program (MMRP) has been provided in this report. As part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the Fontana Corporate Center Project was conducted in order to comply with CEQA and City of Fontana environmental guidelines. The project is located northwest of Slover and Mulberry avenues at 13592 Slover Avenue, within the city of Fontana, San Bernardino County, California (Figure 1.1–1). The property, which includes APNs 0238-062-36 and -39, is located on the 7.5-minute USGS *Guasti, California* topographic quadrangle in Section 21, Township 1 South, Range 6 West (Figure 1.1–2). As currently designed, the project proposes the redevelopment of 18.53 acres for the construction of an industrial warehouse building with associated tractor-trailer loading docks, parking, and infrastructure (Figure 1.1–3).

The decision to request this investigation was based upon the cultural resource sensitivity of the locality, as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in this particular case, include the proximity to Lytle Creek and the terrestrial ecosystems surrounding the creek, which are part of an environmental setting that supported a significant prehistoric population for over 10,000 years. Currently, the subject property is fully developed and highly disturbed. The subject property contains the offices, manufacturing plant, and distribution center for Clark Pacific who prefabricate building façades at the location. Three of the structures currently utilized within the subject property were constructed in 1953 for Graver Tank and Manufacturing Company and later owned by Kaiser Steel. As such, these structures are old enough to be considered for inclusion within the CRHR.

1.2 Environmental Setting

The Fontana Corporate Center Project is generally located in southwestern San Bernardino County in the city of Fontana. The subject property is part of the Chino Basin, south of the San Gabriel Mountains, north of the Jurupa Mountains, and west of the San Bernardino Mountains. The San Gabriel Mountains extend east from Newhall Pass in Los Angeles County to the Cajon Pass in San Bernardino County. These mountains are part of the Transverse Ranges with peaks exceeding 9,000 feet above mean sea level (AMSL). The project is situated on an alluvial fan at the western margin and southern end of Lytle Creek.

The general project area is characterized by relatively flat land (with elevations averaging 980 feet AMSL) that was previously used as farmland. The property has been impacted by development of commercial and industrial enterprises over several decades. Based on property research and aerial imagery, the eastern half of the project was developed in 1953 while the western half, which originally contained a southwest trending drainage, has remained relatively undeveloped.

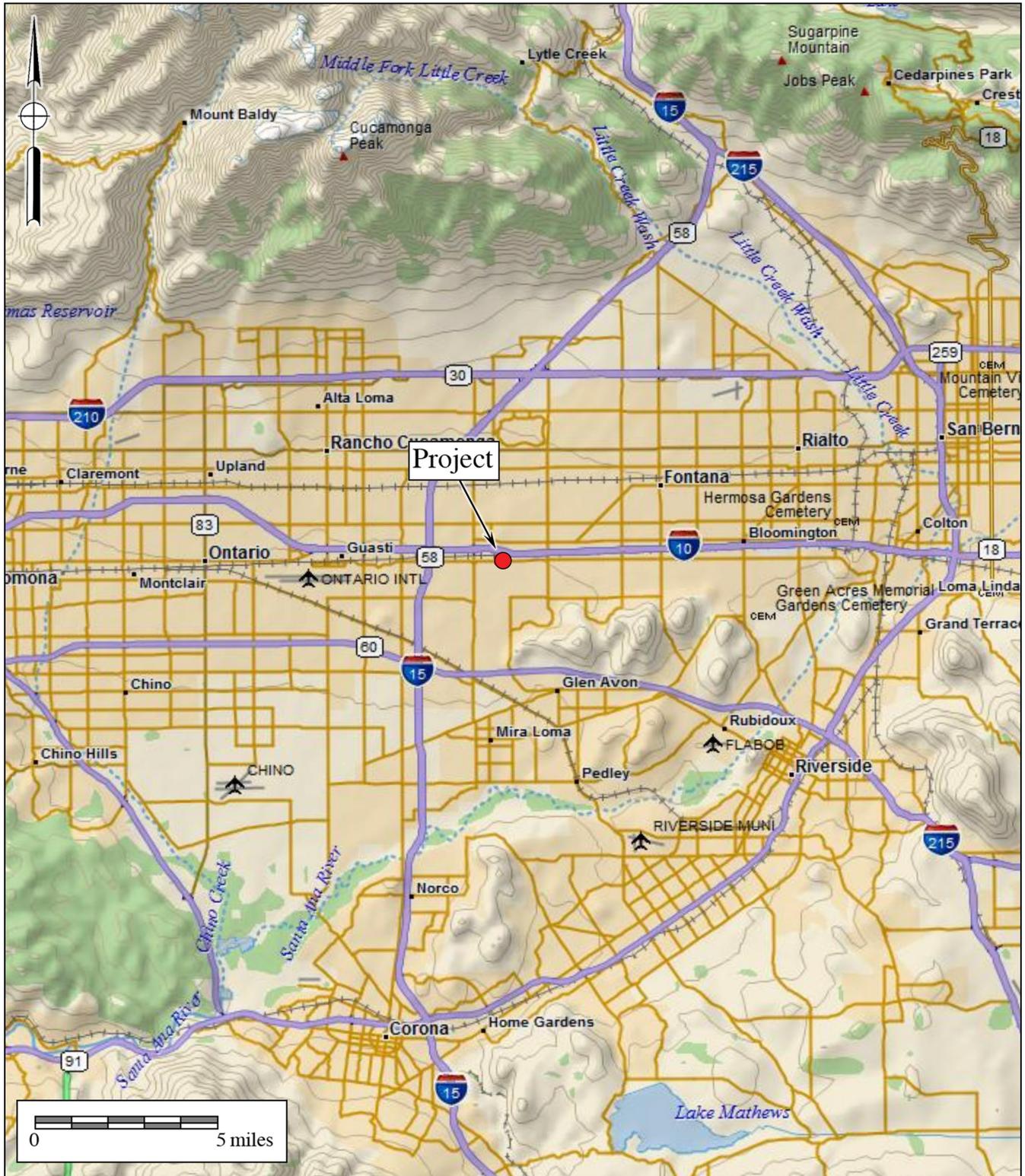


Figure 1.1-1
General Location Map
 The Fontana Corporate Center Project

DeLorme (1:250,000)



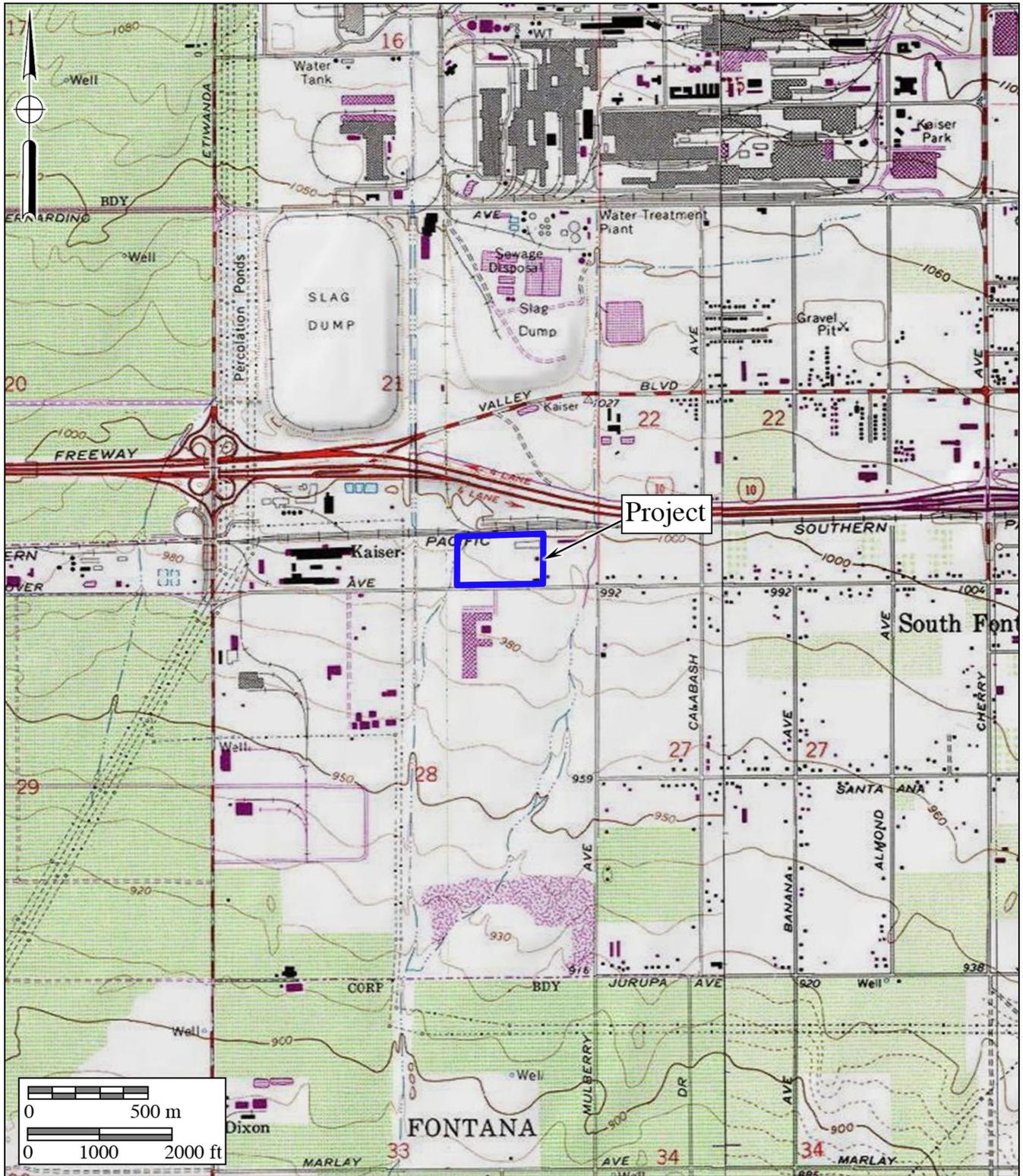


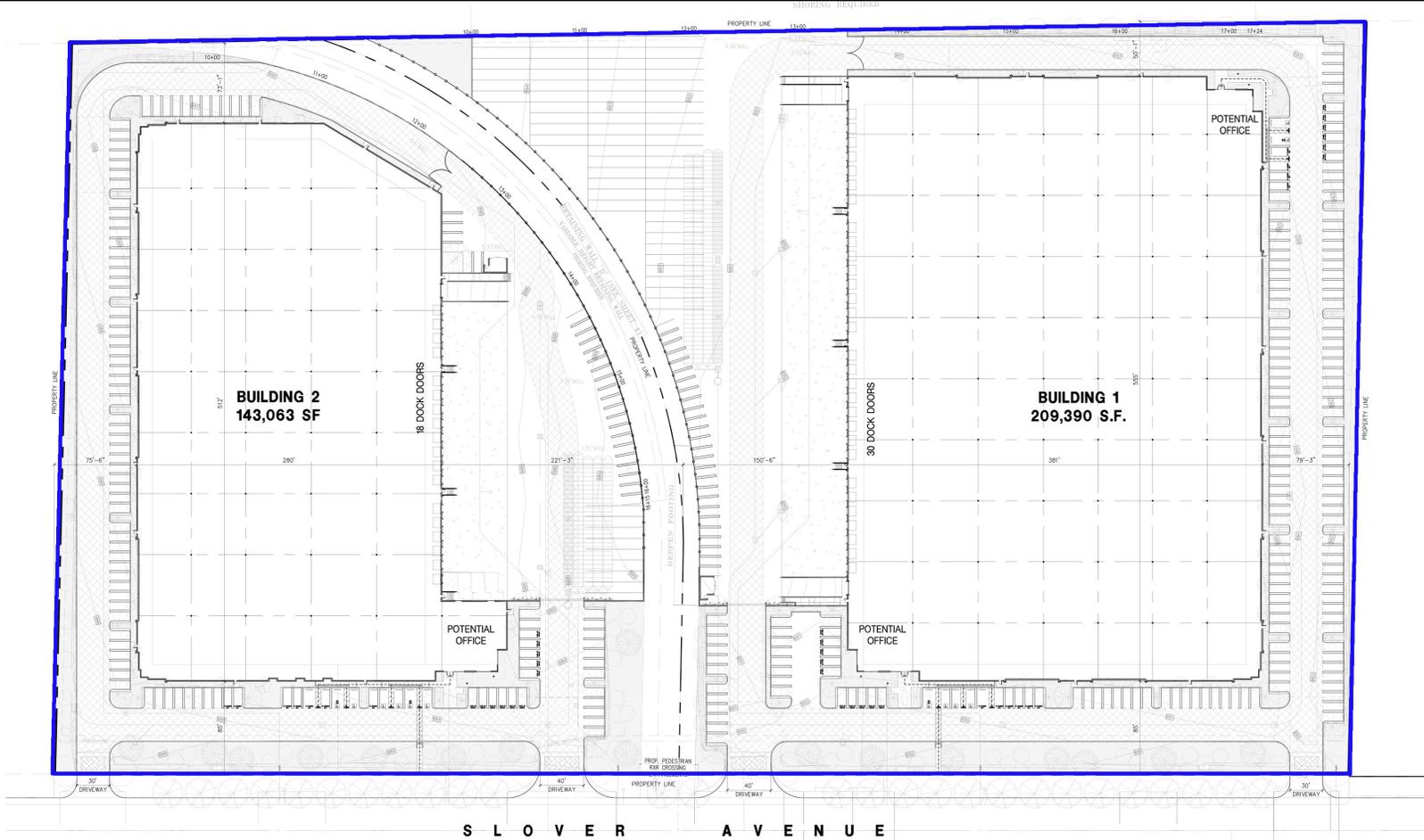
Figure 1.1-2

Project Location Map

The Fontana Corporate Center Project

USGS *Gusti* and *Fontana* Quadrangles (7.5-minute series)





Legend

 Project Boundary

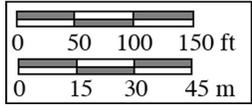


Figure 1.1-3
Project Development Map
The Fontana Corporate Center Project

Geologically, the project is underlain by late Holocene-aged (approximately within the last few thousand years) young alluvial fan deposits (Wirths 2021). These deposits are likely underlain by an older deposit of young alluvial fan sediments that are early Holocene and late Pleistocene in age (approximately 6,000 to 120,000 years ago) (Wirths 2021). The specific soil type found within the project are mapped as Tujunga gravelly loamy sand, 0 to 9 percent slopes (TvC) and Tujunga loamy sand, 0 to 5 percent slopes (TuB) (SoilWeb 2021).

1.3 Cultural Setting

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

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

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

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

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized

hunting, gathering, and collecting adaptation, utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

The Archaic Period of prehistory began with the onset of the Holocene around 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). The general warming trend caused sea levels to rise, lakes to evaporate, and drainage patterns to change. In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and sea levels. The coastal shoreline at 8,000 YBP, depending upon the particular area of the coast, was near the 20-meter isobath, or one to four kilometers further west than its present location (Masters 1983).

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

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

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

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

Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Bernardino County, marking the transition to the Late Prehistoric Period. This period has been characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with

the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

Protohistoric Period (Late Holocene: 1790 to Present)

Gabrielino

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

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

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

The social structure of the Gabrielino is little known; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were

politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978a; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, which was a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978a; Kroeber 1976).

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

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

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

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

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

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

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

Serrano

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

The Serrano were organized into autonomous localized lineages occupying definite, favored territories, but rarely claiming any territory far removed from the lineage's home base. Since the entire dialectical group was neither politically united nor amalgamated into supralineage groups, as many of their neighbors were, one must speak in terms of generalized areas of usage rather than pan-tribal holdings. (Strong [1929] in Bean and Smith 1978b)

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

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

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

There are twin creator gods, a creation myth told in “epic poem” style, each local group having its own origin story, water babies whose crying foretells death, supernatural beings of various kinds and on various hierarchically arranged power-

access levels, an Orpheus-like myth, mythical deer that no one can kill, and tales relating the adventures (and misadventures) of Coyote, a tragicomic trickster-transformer culture hero. (Bean [1962-1972] and Benedict [1924] in Bean and Smith 1978b)

The Serrano had a shaman, a person who acquired their powers through dreams, which were induced through ingestion of the hallucinogen datura. The shaman was mostly a curer/healer, using herbal remedies and “sucking out the disease-causing agents” (Bean and Smith 1978b).

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

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

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

Historic Period

The historic background of the project began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the

intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions “began colonizing the land [southern California] and gradually ... [expanded their use of] the interior valley in what is now western Riverside County for raising grain and cattle” to support the missions (County of Riverside 2020). “The San Gabriel mission claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while the San Luis Rey mission claimed land in what is now Lake Elsinore, Temecula, and Murrieta” (Lech 2004). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

In the mid- to late 1770s, “Juan Bautista de Anza, an army captain charged with discovering an overland route from the Mexican state of Sonora to San Gabriel and Los Angeles, passed through much of [what is now] Riverside County” and described fertile valleys, lakes, and sub-desert areas” (Lech 2004). Spanish missionaries formed Mission San Gabriel in the San Bernardino Valley in the early nineteenth century. The mission established Rancho San Bernardino in 1819, which included the present-day areas of San Bernardino, Fontana, Rialto, Redlands, and Colton (City of San Bernardino 2015). Since there was no reliable water source in the area, from 1819 to 1820, the missionaries developed a zanja through the use of Native American labor from the Guachama Rancheria (Smallwood 2006). The creation of the zanja was implemented to divert waters from Mill Creek all the way through the city of Redlands, ending near the mission to assist with agricultural enterprises. The new water source allowed nearby ranching districts to develop during the nineteenth century (City of Redlands 2010; Smallwood 2006).

Mexico gained independence in 1822 and desecularized the missions in 1832, signifying the end of the Mission Period (Brigandi 1998; Lech 2004). By this time, the missions owned some of the best and most fertile land in southern California. In order for California to develop, the land would have to be made productive enough to turn a profit (Brigandi 1998). The new government began distributing the vast mission holdings to wealthy and politically connected Mexican citizens. “The ‘grants’ were called ranchos, and many of the ranchos in Riverside County have lent their names to modern-day locales – Jurupa, San Jacinto, San Gorgonio, Temecula, and La Laguna (Lake Elsinore)” (Lech 2004).

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

suffering at the hands of the rancheros:

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

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

In 1846, war erupted between Mexico and the United States. “In 1848, with the signing of the Treaty of Guadalupe Hidalgo,” the region was annexed as “a territory of the United States, and in 1850 California became a state. This event generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health-seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals who envisioned utopian colonies (County of Riverside 2020).

In 1851, 500 Mormons moved to the Redlands/San Bernardino area and purchased Rancho San Bernardino from the Lugo family (City of Redlands 2010). The settlement that the Mormons created within the rancho was short-lived, however, as in 1857, Brigham Young recalled all Mormons in San Bernardino back to Utah. Approximately 1,400 Mormons returned to Utah, while the remaining 45 percent stayed in San Bernardino, choosing “to forsake the church rather than leave their homes” (Lyman 1989).

“However, by the late 1880’s and early 1890’s, there was growing discontent between Riverside and San Bernardino, its neighbor 10 miles to the north,” due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers (Lech 2004). “After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of the City of San Bernardino only, several people from Riverside decided to investigate the possibility of a new county” (Lech 2004). “In May 1893, voters living within an area carved from San Bernardino County [to the north] and San Diego County [to the south] approved the formation of Riverside County” (County of Riverside 2020). Early business opportunities “were linked to agriculture but commerce, construction, manufacturing, transportation and tourism” also provided a healthy local economy (County of Riverside 2020).

General History of the City of Fontana

According to the City of Fontana General Plan Update 2015–2035 (City of Fontana 2018a), the history of the city is primarily broken up into four periods, or “contexts,” identified as “The Four Fontanas.” The four periods are “Rural Pioneer Community: 1850 to 1906; Fontana Farms: 1906 to 1942; Steeltown: 1942 to 1983; and Suburban Bedroom Community: 1983 to 2006 (City of Fontana 2018a).

Rural Pioneer Community: 1850 to 1906

In 1869, Andrew Jackson Pope, co-founder of the Pope & Talbot Company, a lumber dealer based out of San Francisco (1860 Federal Census; 1870 Federal Census; University of Washington Libraries, Special Collections 2018), purchased 3,840 acres of land in San Bernardino County as part of the Land Act of 1820. “During the ensuing years, Andrew Pope and W.C. Talbot acquired other properties in the West, chiefly in California. By 1874, they owned a real estate empire, including almost 80,000 acres of ranch lands” (World Forestry Center 2017).

Pope passed away in 1878, amid water rights conflicts between grant owners (himself) and settlers of the lands surrounding his Fontana-area lands. As a result of the water rights conflict, in which the United States Supreme Court sided with the grant owners, the Lytle Creek Water Company was formed in 1881. The purpose of the Lytle Creek Water Company was to:

[U]nify the interests of appropriators to the stream, to fight the grant owners. These latter had the law on their side, but the settlers had the water, and were holding and using it. An injunction was issued in favor of the grant owners, restraining the settlers from using the water, but it was never enforced. The conflict was a long and bitter one. In the meantime, the grant owners, and others operating with them, quietly bought up the stock of the Lytle Creek Water Company, until enough to control it was secured, and sold out these rights to the projectors of the Semi-tropic Land and Water Company, with the riparian lands, which movement seems to have quieted the conflict. (Hall 1888)

The Semi-Tropic Land and Water Company was incorporated in 1887. That year, the company platted the settlement of Rosena, but no structures were erected. By 1888, the company had acquired “something more than twenty-eight thousand five hundred acres of land, embracing the channel of Lytle creek for ten miles” (Hall 1888).

In 1903, San Bernardino contractor and agriculturist A.B. Miller and “his pioneer Fontana Development Company purchased Rosena, and by 1905 had begun the building of a farming complex that included an assortment of barns, dining rooms, a 200-man bunk house, a kitchen, a company store, as well as the ranch house used by the foreman” (Anicic 1982).

Fontana Farms: 1906 to 1942

By 1906, Miller had also taken over the remainder of the Semi-Tropic Land and Water Company assets and created the Fontana Farms Company and the Fontana Land Company. Afterward, Miller oversaw the construction of an irrigation system that utilized the water from Lytle Creek, as well as the planting of “half a million eucalyptus saplings as windbreaks” (Conford 1995).

In 1913, the town of Fontana was platted between Foothill Boulevard and the Santa Fe railroad tracks. Much of the land to the south of the townsite was utilized as a hog farm, while the remainder of the Fontana Farms Company land was subdivided into small farms. The smaller “starter farms” were approximately 2.5 acres and the new owner was able to choose between grapevines or walnut trees, all supplied by the Fontana Farms nursery. “By 1930 the Fontana Company had subdivided more than three thousand homesteads, half occupied by full-time settlers, some of them immigrants from Hungary, Yugoslavia, and Italy” (Conford 1995).

Steeltown: 1942 to 1983

Kaiser Steel was founded in Fontana in the 1940s and became one of the main producers of steel west of the Mississippi River. The Kaiser Steel Mill was built in response to the United States government’s need for a steel mill and factory on the west coast to construct ships and airplanes following the bombing of Pearl Harbor in 1941 (Sturm et al. 1995). Following World War II, the mill shifted production to can manufacturing, tin plating, and pipe milling (Sturm et al. 1995). To provide for his workers’ health needs, Henry J. Kaiser constructed the Fontana Kaiser Permanente medical facility, which is now the largest managed care organization in the United States.

The city of Fontana was incorporated on June 25, 1952 and the Kaiser Steel Mill continued to expand through the 1950s and 1960s. In addition to health care, Kaiser created the Kaiser Community Homes to address the burgeoning housing needs of post-war America. Within Fontana and neighboring Ontario, Kaiser Community Homes provided affordable residential neighborhoods and housing subdivisions to meet the steel mill workers’ housing needs (City of Fontana 2018a). “Kaiser Steel also worked with the United Steelworkers of America to develop an innovative profit-sharing plan in which labor shared in cost savings resulting from technology and labor productivity improvements” (City of Fontana 2018a). By the late 1970s, the Kaiser Steel Mill had begun to experience a massive downturn in production, which resulted in a 3,000-person layoff (Sturm et al. 1995).

Kaiser and their contributions to Fontana and the nation during the mid-twentieth century can be viewed in the context of the “Post-War Building Boom of 1945–1970 (National Academies of Sciences, Engineering, and Medicine 2012).” The Kaiser Steel Corp. was important to the in the expansion of development during the period supplying steel for the construction of buildings throughout the region and nation. However, the mill ultimately closed its doors and ceased production in 1983. In 1984, California Steel Industries (CSI) purchased the southern 380 acres

of the 480-acre property and portions of the factory were reopened. A 1995 archaeological survey by LSA Associates, Inc. (LSA) indicates that the property to the north that was not purchased by CSI had been demolished by Hollywood movie explosions throughout the 1980s (Sturm et al. 1995). In the late 1990s, construction of the California Speedway resulted in further damage to original steel mill property (McLean and Monk 1997).

Suburban Bedroom Community: 1983 to 2006

With the closing of the steel mill in 1983, residential development became the primary driving factor for economic growth in the Fontana (City of Fontana 2018b). Between 1980 and 1987, Fontana’s population doubled from 35,000 to 70,000, assisted by the Fontana Redevelopment Agency, who provided incentives for housing developers to build within the city (City of Fontana 2018b; Conford 1995). This process led to the first specific plan and development agreement for the SouthRidge residential area. Residential development continued to grow through the 1990s; however, commercial activities in the downtown area declined as new commercial developments near freeways and the new residential areas pulled shopping away from the historic downtown core (City of Fontana 2018b). More recently, the city has since become a transportation hub for trucking due to the number of highways that intersect in the area (Anicic 2005; City of Fontana 2018a).

1.3.1 Results of the Archaeological Records Search

An archaeological records search was requested on July 21, 2021 from the SCCIC at CSUF for the Fontana Corporate Center Project and a one-mile search radius and the results were received on September 23, 2021. The records search results indicate that eight cultural resources are located within a one-mile radius of the project, none of which are mapped within the project boundaries. All eight resources are historic in age and include the Kaiser Steel Mill, the historic Southern Pacific Railroad alignment, and six historic single-family residential buildings (Table 1.3–1).

Table 1.3–1
Cultural Resources Located Within a One-Mile Radius of the
Fontana Corporate Center Project

Site(s)	Description
SBR-4131H	Kaiser Steel Mill (Point of Historical Interest)
SBR-10,330H	Historic Southern Pacific Railroad alignment
P-36-033027, P-36-033107, P-36-033108, P-36-033109, P-36-033110, and P-36-033111	Historic single-family residence

Two of the resources (SBR-4131H and SBR-10,330H) have a connection to the property, as Kaiser Steel did utilize the subject property between 1963 and 1983 while the mill was still in

operation, while a railroad spur on the project originally connect it to the Southern Pacific Railroad. The Kaiser Steel Mill building was located approximately 1.5 miles north of the current project and is listed as a Point of Historical Interest; however, as previously discussed, the mill itself has been impacted by development and portions have been demolished. A 2008 archaeological study by CRM Tech determined that “[f]or all practical purposes ... Site 36-004131 no longer exists today” (Ballester 2008).

The records search results also indicated that 21 cultural resource studies have been conducted within a one-mile radius of the project, none of which covered any portion of the subject property. The complete records search results can be found within Appendix C.

The following historic sources were also reviewed:

- The National Register of Historic Places Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE)
- The OHP, Built Environment Resource Directory (BERD)
- The 1897 and 1944 15' *Cucamonga* and the 1953 and 1966 P.R. 1975 7.5' *Guasti* USGS topographic maps
- 1938, 1948, 1959, 1960, 1977, 1985, 1994, 2003, and 2018 aerial photographs of the project area

The National Register of Historic Places, ADOE, and BERD did not identify any previously documented resources within the subject property. However, based on the historic maps and aerial photographs additional resources were identified as a result of any of the above sources. The historic maps and aerial photographs (discussed in detail within Section 3.3) indicate that the property was originally utilized for agriculture, with the eastern half of the project developed for industrial use between in 1953. Archival research indicates three structures consisting of a front office, workshop, and manufacturing plant along with an associated railroad spur were constructed in 1953 on the project for Graver Tank and Manufacturing Company, Inc. which opened in March of 1954 (*San Bernardino Sun* 1953, 1960; County of San Bernardino Property Information Management System [PIMS] 2021).

BFSa also requested a SLF search from the NAHC. The NAHC SLF search was negative and did not indicate that sacred sites or Tribal Cultural Resources have been located directly within or in the vicinity of the project. All correspondence is provided in Appendix D.

The records search and literature review suggest that there is a low potential for prehistoric sites to be contained within the boundaries of the property due to the extensive nature of past ground disturbances. Furthermore, the records search data indicated that historic resources are the most prevalent surrounding the property. As such, historic buildings and sites associated with the industrial use of the property and surrounding area are the most likely cultural resources to be encountered within the subject property. Therefore, based upon the records search results, there

is a high potential for historic resources to be located within the project.

1.4 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination, as provided below.

1.4.1 California Environmental Quality Act

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

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

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

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

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

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

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.

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

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

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

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is in the city of Fontana in the southwestern portion of San Bernardino County. The scope of work for the cultural resources study conducted for the Fontana Corporate Center Project included the survey of an 18.53-acre property and the assessment of three mid-twentieth century industrial buildings. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify cultural resources, the goal of the research design is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources:

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

For the historic properties, this research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the buildings within the project footprint. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

- Can the building be associated with any significant individuals or events?
- Is the building representative of a specific type, style, or method of construction?
- Is the building associated with any nearby structures? Does the building, when studied with the nearby structures, qualify as a contributor to a potential historic district?

- Was the building designed or constructed by a significant architect, designer, builder, or contractor?

Data Needs

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

- 1) To identify cultural and historic resources occurring within the project;
- 2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
- 3) To place each cultural resource identified within a regional perspective;
- 4) To identify persons or events associated with any buildings and their construction; and
- 5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resource survey of the entire 18.53-acre project, and the detailed recordation of all identified cultural resources. This study was conducted in conformance with City of Fontana environmental guidelines, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Methods

3.1.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately five meters apart and oriented east to west across the property, while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey discoveries and overall survey conditions were taken frequently. All cultural resources were recorded as necessary according to the Office of Historic Preservation's (OHP) manual, *Instructions for Recording Historical Resources*, using Department of Parks and Recreation (DPR) forms.

3.1.2 Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSa research library, the SCCIC, the Fontana Historical Society, the Fontana Public Library, and the offices of the San Bernardino archives and the Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the Fontana Public Library. Based on the archival research, the ownership of the property has been compiled (Appendix E). Historic maps and aerial photographs showing the historic development of the property are provided below. No Sanborn maps are available as the property is located outside the Fontana coverage areas.

3.1.3 Historic Structure Assessment

Methods for evaluating the integrity and significance of the historic structures at the Fontana Corporate Center Project included photographic documentation and a review of available property records. During the survey, photographs were taken of all building elevations. The photographs were used to complete an architectural description of the buildings. The original core structure and all modifications made to the buildings since their initial construction were also

documented. The current setting of each structure was compared to the historical setting of the property. This information was combined with the archival research in order to evaluate the buildings' seven aspects of integrity, as well as their potential significance under CEQA guidelines.

3.2 Results of the Field Survey

Project Archaeologist and historian Andrew Garrison conducted the intensive pedestrian survey of the subject property on July 22, 2021, under the direction of Principal Investigator Brian Smith. As the subject property is developed and currently an actively-used industrial property operated by Clark Pacific, hardscape, landscaping, large concentrations of raw materials and finished products, and industrial buildings cover the entire project (Plates 3.2-1 to 3.2-3). As such, ground visibility was poor, limiting the ability to identify any scatters or deposits of archaeological material.

The survey of the property identified three historic structures along with seven additional modern structures which have been added through the the decades of use. The structures identified within the property consist of a large manufacturing plant (Structure 1); a workshop (Structure 2); a front office (Structure 3); a storage shed located in the northeast corner (Structure 4); two prefabricated trailers (Structures 5 and 7); a collection of steel and prefabricated buildings connected to create a single building currently used for an employee break area (Structure 6); a structure which houses electrical equipment in the northeastern portion of the project (Structure 8); a metal cover/canopy along the eastern boundary (Structure 9); and a long series of concrete storage alcoves connected to a large structure, all along the northern boundary, which are utilized for the storage, sifting, and sorting of raw materials for use as building façades (Structure 10). Based on historic aerial photographs, only the manufacturing plant, workshop, and office buildings (Structures 1, 2, and 3, respectively) along with the railroad spur comprise the historic components of the property. Structure 4 is not visible until 1977 and portions of Structure 10 are not visible until 1985 with the remaining structures added through the subsequent years.

As a result of the field survey, three historic buildings were identified consisting of a front office, a workshop, and a large manufacturing plant, all of which were constructed in 1953; an associated railroad spur constructed in 1953 was also recorded (Plates 3.2-4 to 3.2-6; Figure 3.2-1). The three buildings and railroad spur qualify as historic resources that must be evaluated under CRHR criteria. All the historic components identified within the subject property are located within the eastern parcel of the project (APN 0238-062-36) which comprises 10.71 acres, just over half, of the Fontana Corporate Center Project. At present, Clark Pacific also utilizes the western parcel (APN 0238-062-39), which is not associated with the historic industrial operation within the subject property. No other cultural resources were observed during the survey.



Plate 3.2-1: Overview of the project from the north boundary, facing southeast.



Plate 3.2-2: Overview of the project from the southwest corner, facing northeast.



Plates 3.2-1 and 3.2-2
The Fontana Corporate Center Project



Plate 3.2–3: Overview of the center of the project, facing west.



Plate 3.2–4: View of the manufacturing plant (Structure 1), facing northwest.



Plates 3.2–3 and 3.2–4
The Fontana Corporate Center Project



Plate 3.2–5: Overview of the workshop building (Structure 2), facing northeast.



Plate 3.2–6: Overview of the front office building (Structure 3), facing north.



Plates 3.2–5 and 3.2–6
The Fontana Corporate Center Project

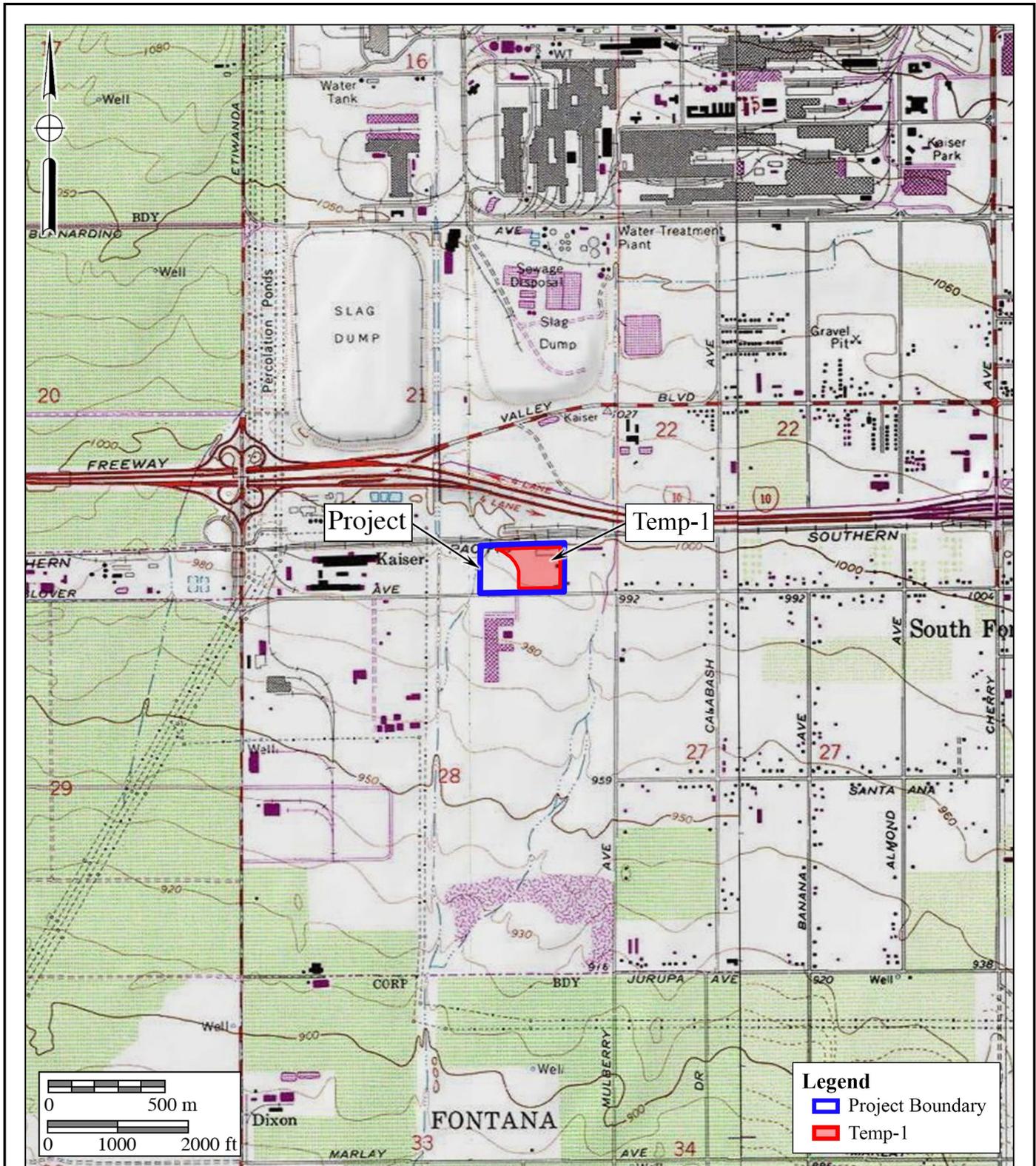


Figure 3.2-1
Historic Resource Location Map
 The Fontana Corporate Center Project

USGS *Guasti* and *Fontana* Quadrangles (7.5-minute series)



3.3 Results of Archival Research and Historic Structure Analysis

Within the boundaries of the subject property, one historic property has been identified: 13592 Slover Avenue (a front street facing office; a workshop currently utilized for welding; a large manufacturing plant; and an associated railroad spur). As such, the parcel containing the historic components (APN 0238-062-36), was recorded as Site Temp-1 (Figure 3.3–1). The following section provides the pertinent field results for the significance evaluation for the residence, which was conducted in accordance with City of Fontana guidelines and cultural resource evaluation protocols.

3.3.1 History of the Project Area

Bureau of Land Management (BLM) General Land Office (GLO) records show that a land patent for the subject property was issued to Daniel Jerrett in 1869 (Plate 3.3–1). According to the BLM GLO land patent, in 1869, Jerrett purchased 480 acres of land in San Bernardino County, including the southern half and northwest quarter of Section 21 of Township 1 South, Range 6 West, as part of the Land Act of 1820. However, archival records and the 1897 USGS *Cucamonga* and *San Bernardino* 15-minute quadrangle maps (Figure 3.3–2) indicate that Jerrett never lived at or built any structures on this property and passed away in 1898 (Ancestry.com 2011).

Unlike much of Fontana, the subject property is located outside of the land subdivided by the Semi-Tropic Land and Water Company in the late nineteenth century and later sold by Fontana Farms in the early twentieth century. Rather, the Fontana Corporate Center property is situated within an area historically tied to grape and wine production. The most well-known vineyard in the region during the early twentieth century was Guasti, which is situated over 4.5 miles to the west of the Fontana Corporate Center Project; however, the property is within an area often associated with the winery operations of Etiwanda which, now part of Rancho Cucamonga, was centered in an area just over four miles to the north.

The 1938 aerial photograph shows the property as completely vacant land while to the east, farm lots associated with Semi-Tropic Land and Water Company and Fontana Farms are clearly visible (Plate 3.3–2). Based on the Assessor's Lot Books, in 1937, the subject property was owned by Sierra Madre Vintage Co. Sierra Madre Vintage Co. was a wine producer founded in 1885 by Albert Brigden and C.J. Clark and primarily operated out of Lamanda Park in Pasadena (Byles 2014). However, by 1907, their holdings included land within Etiwanda and newspaper records of sales show that at least a portion of the subject property was deeded to the wine producer in 1915 (*San Bernardino Sun* 1907, 1915; *Los Angeles Times* 1916).

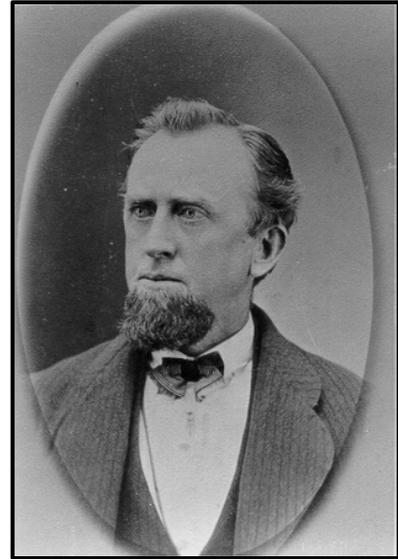
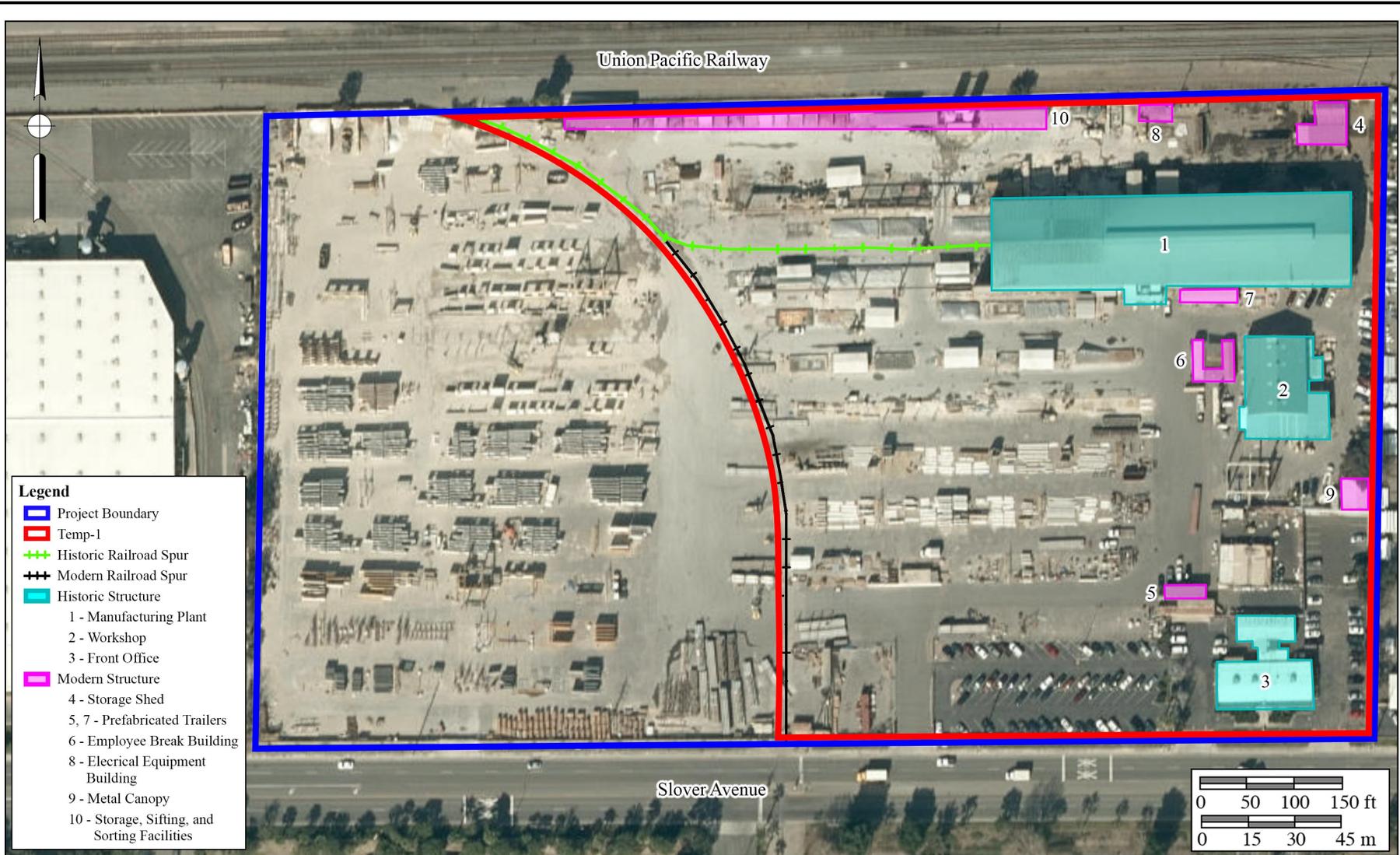


Plate 3.3–1: Daniel Jerrett.
(*Photograph courtesy of Richard Jerrett, Find-A-Grave.com*)



Legend

- █ Project Boundary
- █ Temp-1
- - - Historic Railroad Spur
- - - Modern Railroad Spur
- █ Historic Structure
- 1 - Manufacturing Plant
- 2 - Workshop
- 3 - Front Office
- █ Modern Structure
- 4 - Storage Shed
- 5, 7 - Prefabricated Trailers
- 6 - Employee Break Building
- 8 - Electrical Equipment Building
- 9 - Metal Canopy
- 10 - Storage, Sifting, and Sorting Facilities

Figure 3.3-1

Historic Structures Shown on Aerial Imagery

The Fontana Corporate Center Project



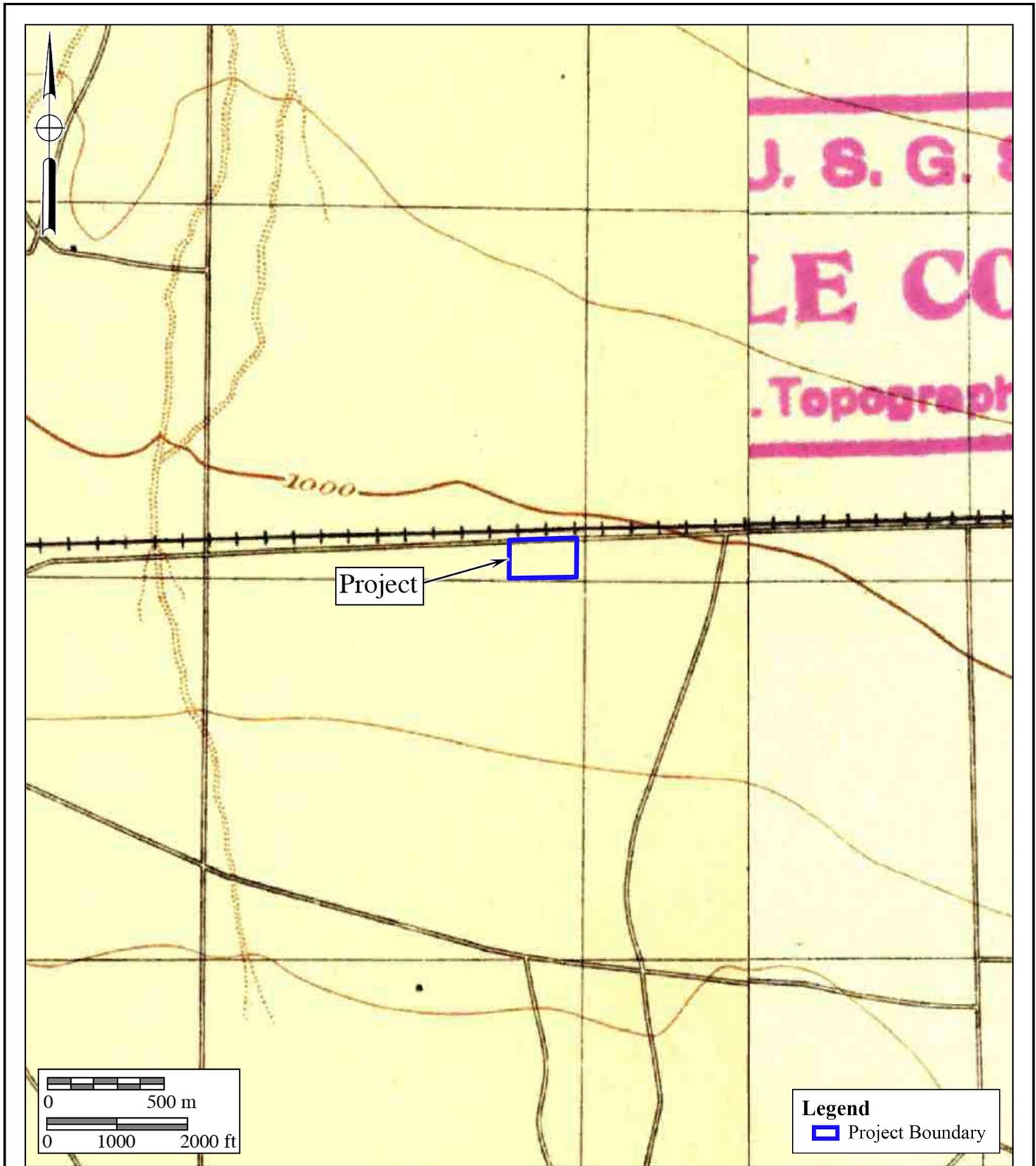


Figure 3.3–2
1897 USGS Map

The Fontana Corporate Center Project

USGS *Cucamonga* and *San Bernardino* Quadrangles (1:62,500 series)



3.0-10



Legend
Project Boundary



Plate 3.3-2
1938 Aerial Photograph
The Fontana Corporate Center Project

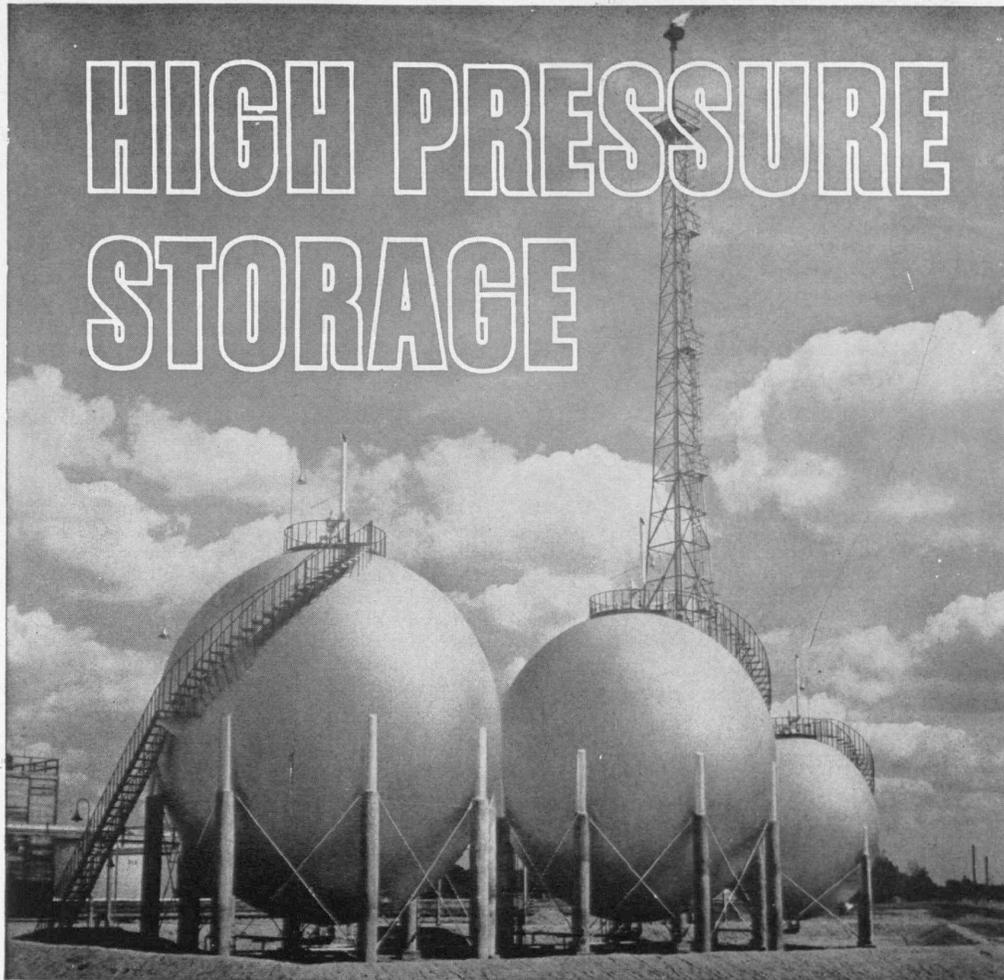
The Sierra Madre Vintage Co. won many awards for their various wines and was one of the most successful wineries in the San Gabriel Valley (*Los Angeles Times* 1916; Byles 2014). Although owned by the winery, it is not clear to what extent the Sierra Madre Vintage Co. used the subject property for agriculture as the County Assessor's Lot Books, beginning in 1937, do not show the land being assessed for any trees or vines, although this could be the result that Prohibition had on wine production. Regardless, the lot books show that much of the surrounding area was owned by the Sierra Madre Vintage Co. until the early 1940s when Kaiser Co., Inc., later Kaiser Steel Corp., began to purchase land for their steel mill operations.

The transfer of the property from the Sierra Madre Vintage Co. and eventual subdivision to the current parcel alignment is not entirely clear. The Sierra Madre Vintage Co. is still listed as the owner of the property, which was part of a 41.8-acre lot, when it was assessed in 1953 and the lot books stop being used. The Grantee/Grantor index shows the property was transferred to the Security Title Insurance Company in April of 1953, although that same year, the approximately 11-acre western portion of the project, APN 0238-062-39, was acquired by the Graver Tank & Manufacturing Company, Inc. Further, based on newspaper articles, Graver Tank & Manufacturing Company, Inc. purchased the property from the Iron Queen Mining Co., a subsidiary of Kaiser Steel, who originally acquired the project parcels and adjacent lands to promote the industrialization of the region (*San Bernardino County Sun* 1953). Regardless, the historic structures within the Fontana Corporate Center Project were built in 1953 by Graver Tank & Manufacturing Company, Inc. to construct tanks from steel produced at the Kaiser Steel plant to the north.

Graver Tank & Manufacturing Company, Inc. was founded by William Graver in 1857 in Pittsburgh, Pennsylvania under the name of William Graver Tank Works (Madden 1957). However, William and the company moved operations throughout the late nineteenth century to Chicago, Illinois in 1883, Lima, Ohio in 1886, and East Chicago, Indiana in 1888 (Madden 1957). William Graver Tank Works specialized in steel tanks for grain elevators, oil, and gas storage (*Chicago Tribune* 1915). William Graver passed away in 1915 (*Chicago Tribune* 1915). Following the death of William Graver the company was known as the Graver Corporation; however, after being acquired by the Phoenix Manufacturing Company in 1930 the company was renamed Graver Tank & Manufacturing Company, Inc. (*The Morning Tulsa Daily World* 1922; *The Times* 1930).

The company continued to specialize in steel tank production. In 1950, Graver Tank & Manufacturing Company, Inc. was on the losing end of a Supreme Court ruling that would set precedence in patent law. The company was found to have violated a patent for an electric welding process held by Linde Air Products Co. (*Graver Tank & Mfg. Co., Inc. et al. v. Linde Air Products Co.* 1950). Despite the ruling, Graver Tank & Manufacturing Company, Inc. continued to grow as evidenced by advertisements from 1956 and 1957, which show that the company had operations throughout the country supplying all makes of steel tanks (Plates 3.3–3 and 3.3–4).

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For pressure storage of process butane, iso-butane, natural gasoline and other volatile liquids and gases, Graverspheres are a "natural."

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**builds tanks, towers and pressure vessels
for the chemical and petroleum industries**

FEBRUARY, 1956

177

Plate 3.3-3

1956 Graver Tank and Manufacturing Co., Inc. Advertisement

The Fontana Corporate Center Project

Advertisement Courtesy of the MIT Technology Review 1956



IN OUR 100th YEAR...

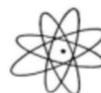
*Another achievement
in skilled craftsmanship*

100 years ago two Graver brothers started their first little metal-working shop. From that modest start has grown a five-plant nationwide organization, busy serving the processing and storage needs of America. Craftsmanship has always been Graver's trademark. Pioneering many improvements in fabricating and welding methods, Graver has always met the special needs of new industries. For example, Graver's first work on atomic installations began 20 years ago.

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E. N. Gosselin

CHAIRMAN OF THE BOARD
GRAVER TANK & MFG. CO., INC.
EAST CHICAGO, IND.



20 A INDUSTRIAL AND ENGINEERING CHEMISTRY

Plate 3.3-4

1957 Graver Tank and Manufacturing Co., Inc. Advertisement

The Fontana Corporate Center Project

Advertisement Courtesy of the American Chemical Society Publications 1957



Officially opening in 1954, the Graver Tank & Manufacturing Company, Inc. Fontana plant was managed by William Thomas Hudson until he retired in 1959 (*San Bernardino County Sun* 1961, 1975). Hudson was also the vice president and manager of the Rocky Mountain and Western divisions of the company (*San Bernardino Sun* 1975). After Hudson retired the Fontana plant was managed by F.W. Chalberg until it closed 1960 (*San Bernardino County Sun* 1960).

Although built in 1953, the available aerial photograph from that year still shows the property as vacant land (Plate 3.3–5). The next available aerial photograph, from 1959, does show the Graver Tank & Manufacturing Company, Inc. operations (Plate 3.3–6). Visible are the manufacturing plant which, as shown in the 1959 aerial photograph, is much smaller than the current structure; the original rectangular layout of the front office along Slover Avenue; the front gabled workshop; and the railroad spur which extends into the property from the Southern Pacific Railroad tracks (SBR-10,330H) north of the subject property, heading south before splitting east to the manufacturing plant.

Newspaper records indicate the Graver Tank & Manufacturing Company, Inc. Fontana plant closed in 1960 and that the property was acquired by Kaiser Steel Corp. in 1963 (*San Bernardino County Sun* 1963). The main Kaiser Steel Mill was located just north of the subject property. Following World War II, Kaiser Steel Mill (Plate 3.3–7) shifted production to can manufacturing, tin plating, and pipe milling (Sturm et al. 1995). The mill continued to expand through the 1950s and 1960s. Part of this expansion included the purchase of the subject property for the Kaiser Steel Fabrication Division later known as the Kaiser Steel Corporation Metal Products Division (*San Bernardino County Sun* 1963, 1972). The division was created to produce welded structural shapes using automatic welding machines able to produce “a range of sizes and configurations heretofore not available to architects and engineers” (*San Bernardino County Sun* 1963). Essentially, the property was utilized for the creation of tubing, I-beams, and H-beams, as well as other structural materials ready for use in construction. With the purchase of the property Kaiser instituted a “million dollar program involving installation of new equipment and refurbishing the present facilities” (*San Bernardino County Sun* 1963).

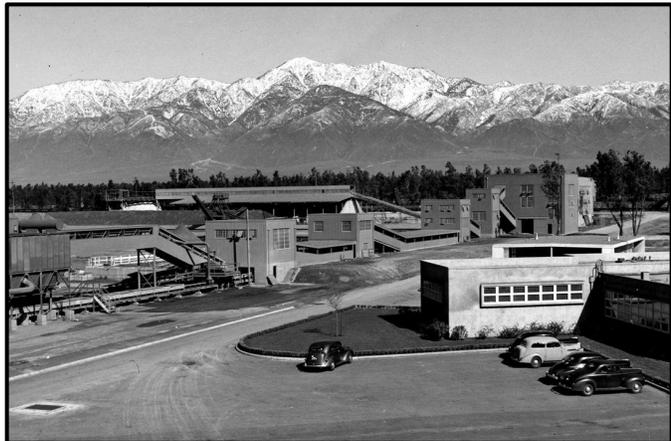
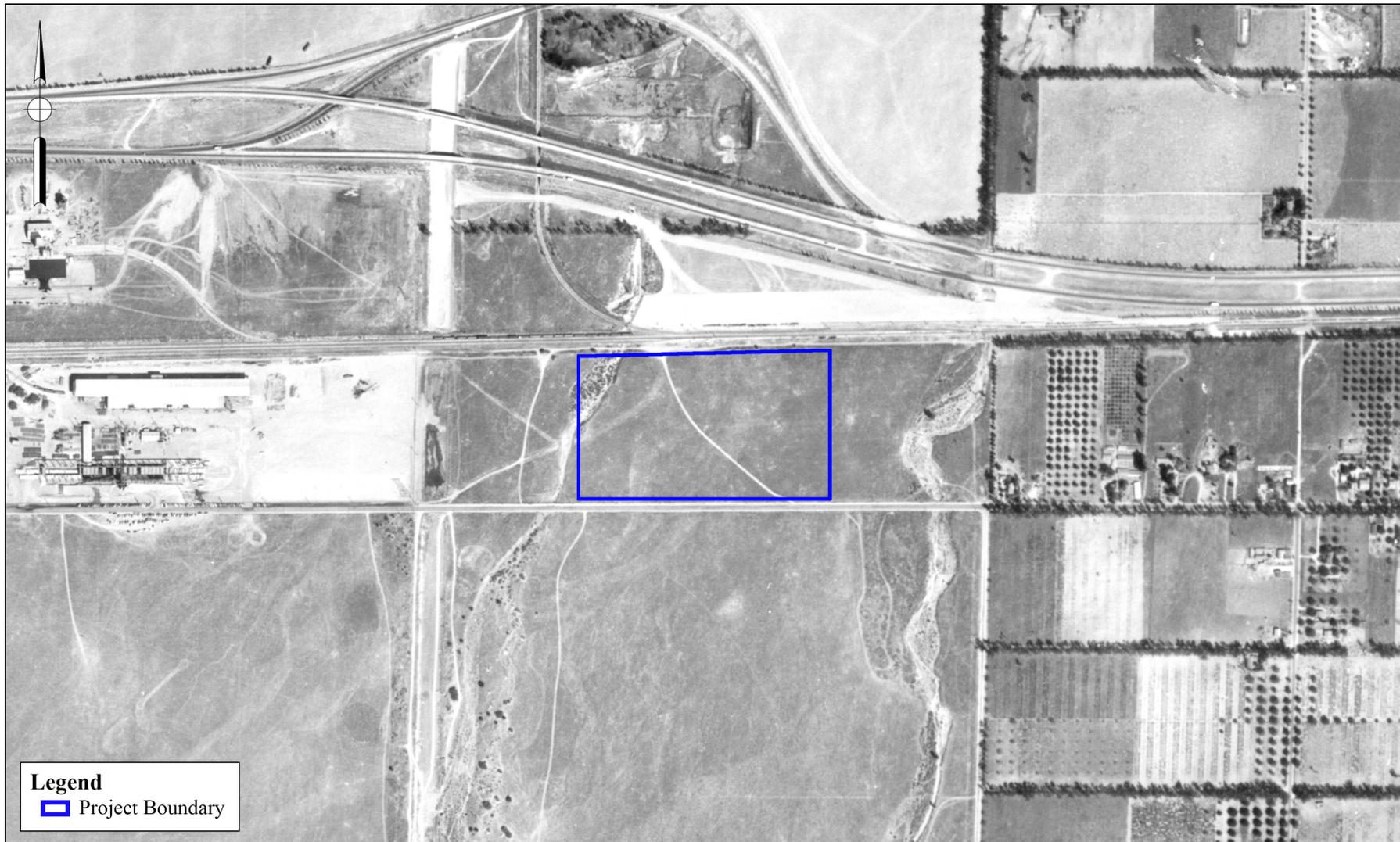


Plate 3.3–7: Kaiser Steel Mill circa 1949.
(*Photograph courtesy of Anicic 2006*)



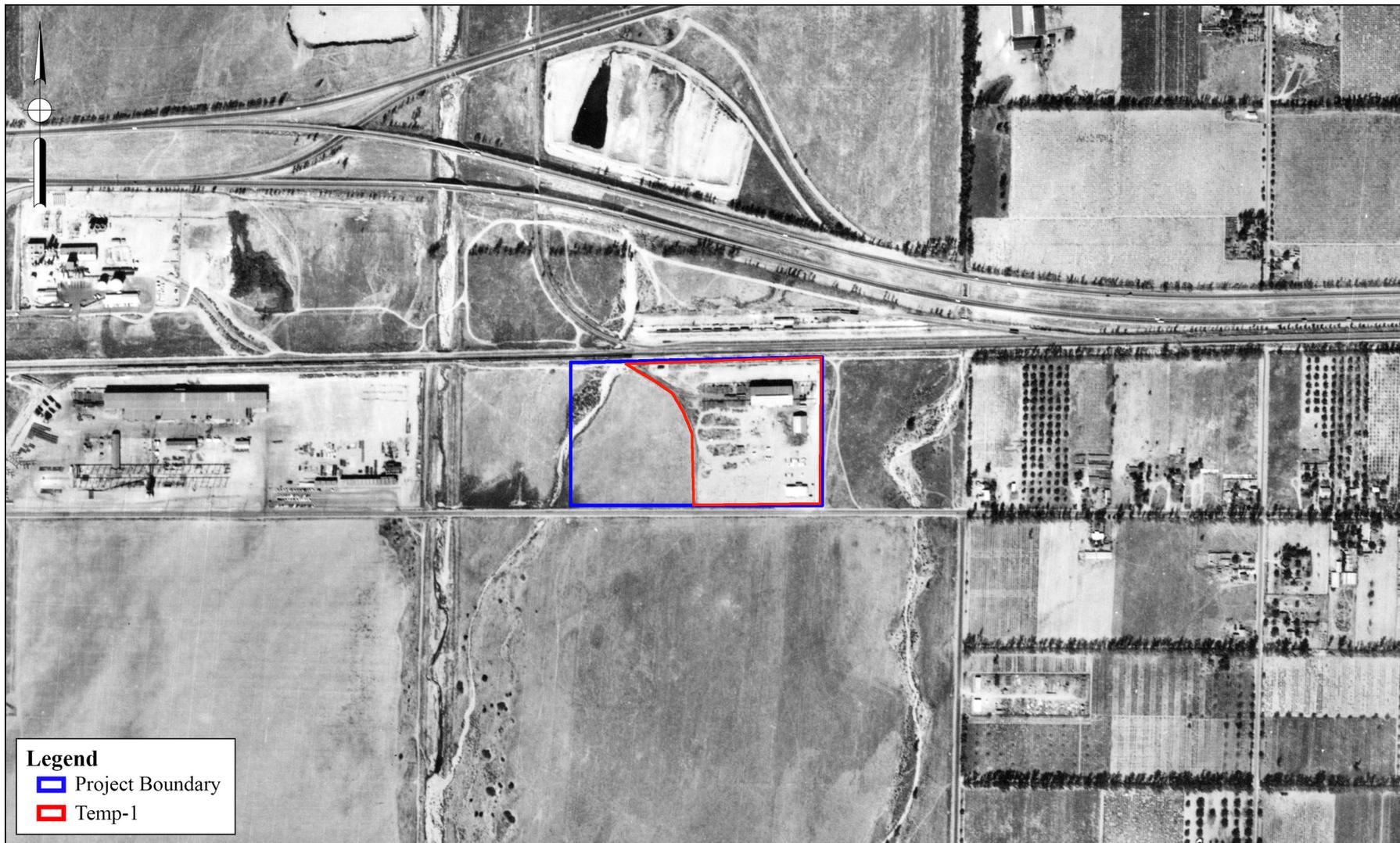
Legend
■ Project Boundary



Plate 3.3-5

1953 Aerial Photograph

The Fontana Corporate Center Project



Legend

-  Project Boundary
-  Temp-1



Plate 3.3-6
1959 Aerial Photograph
The Fontana Corporate Center Project

By the late 1970s, the Kaiser Steel Mill had experienced a massive downturn in production, which resulted in a 3,000-person layoff (Sturm et al. 1995). In 1983, the mill ultimately shut down and ceased production. However, Kaiser owned the subject property until the steel mill closed in 1983 and was still listed as the owner within the County of San Bernardino PIMS in 1984. Aerial photographs from 1968, 1977, and 1985 show the extent of the increase in operations performed by Kaiser (Plates 3.3–8 to 3.3–10). Most notably, the manufacturing plant was expanded, an employee parking lot was added, and additional structures were added throughout the property.

The subject property was acquired by Tecon Pacific in 1984 and then Clark Pacific Corporation in 2020; however, Clark Pacific is a continuation of the original Tecon Pacific. The company specializes in off-site prefabrication of structures and building façades (Clark Pacific 2021). Tecon Pacific added extensively to the subject property, most notably completely remodeling the front office, expanding the operations west to encompass the western portion of the subject property and adding multiple prefabricated and permanent structures to the subject property, as seen on the aerial photographs from 1994, 2003, and 2018 (Plates 3.3–11 to 3.3–13).

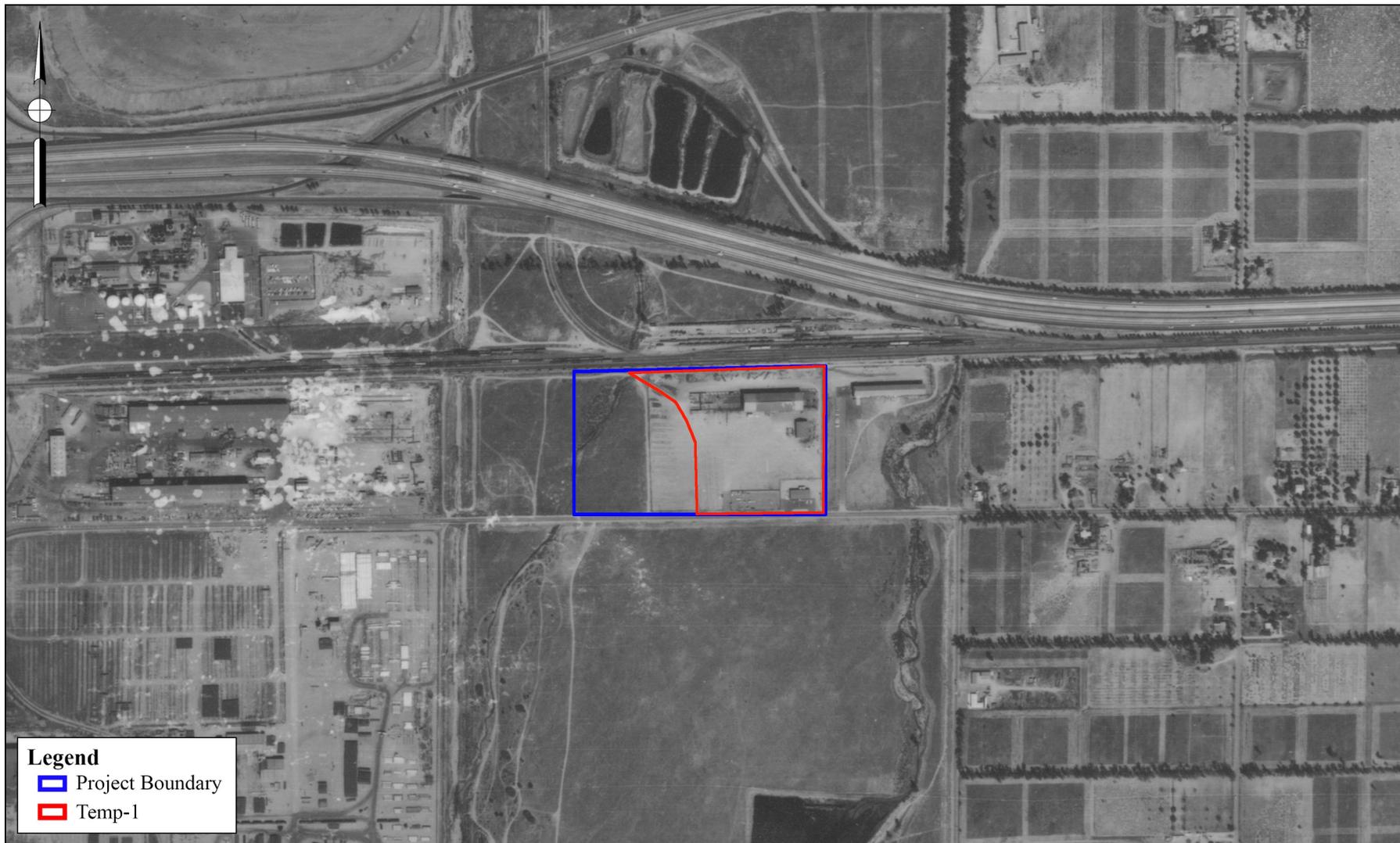
Description of Surveyed Resources

Within the Fontana Corporate Center Project, the eastern parcel (APN 0238-062-36) contains three historic structures: a large manufacturing plant; a workshop; and a street-facing office along with a railroad spur, all constructed in 1953. All the historic buildings are vernacular modern industrial buildings.

The large manufacturing plant (Structure 1) consists of a long and tall, steel-framed metal structure with a side-gabled roof. Large sliding doors are found on the east façade, while the west façade is open, allowing the property's railroad spur to enter the building (Plate 3.3–14). However, the tracks are no longer maintained or utilized by the facility (Plate 3.3–15). Pedestrian entrance to the plant is found on the south façade by way of a two-story rectangular addition which, based on the aerial photographs, appears to have been added sometime between 1977 and 1985 (Plate 3.3–16; see Plates 3.3–9 and 3.3–10). The manufacturing plant has been expanded multiple times since it was first constructed. The 1959 aerial photograph shows the structure as an approximately 18,700-square-foot building. By 1968, the structure had been expanded on the east and west to almost 30,000 square feet. By 1977, the building had again been expanded to the east to approximately 32,000 square feet. Currently, the county has the manufacturing plant listed as 34,200 square feet (Plates 3.3–17 to 3.3–20).

The workshop (Structure 2) consists of a rectangular, steel-framed, corrugated metal building with a gabled roof (Plate 3.3–21). All the windows of the workshop have been replaced, with many of them improperly infilled to accommodate smaller windows (Plate 3.3–22). Large double sliding doors are visible on the north and south façades, allowing for the ingress and egress of fabricated products (Plate 3.3–23). A large, shed-roofed, corrugated metal lean-to structure supported by rectangular metal posts has been added to the south façade of the workshop some time after 1994 (Plate 3.3–24). Also, Structure 6, added between 1995 and 2003, has been placed directly west of the workshop providing a break area for current employees (Plate 3.3–25).

3.0-18



Legend

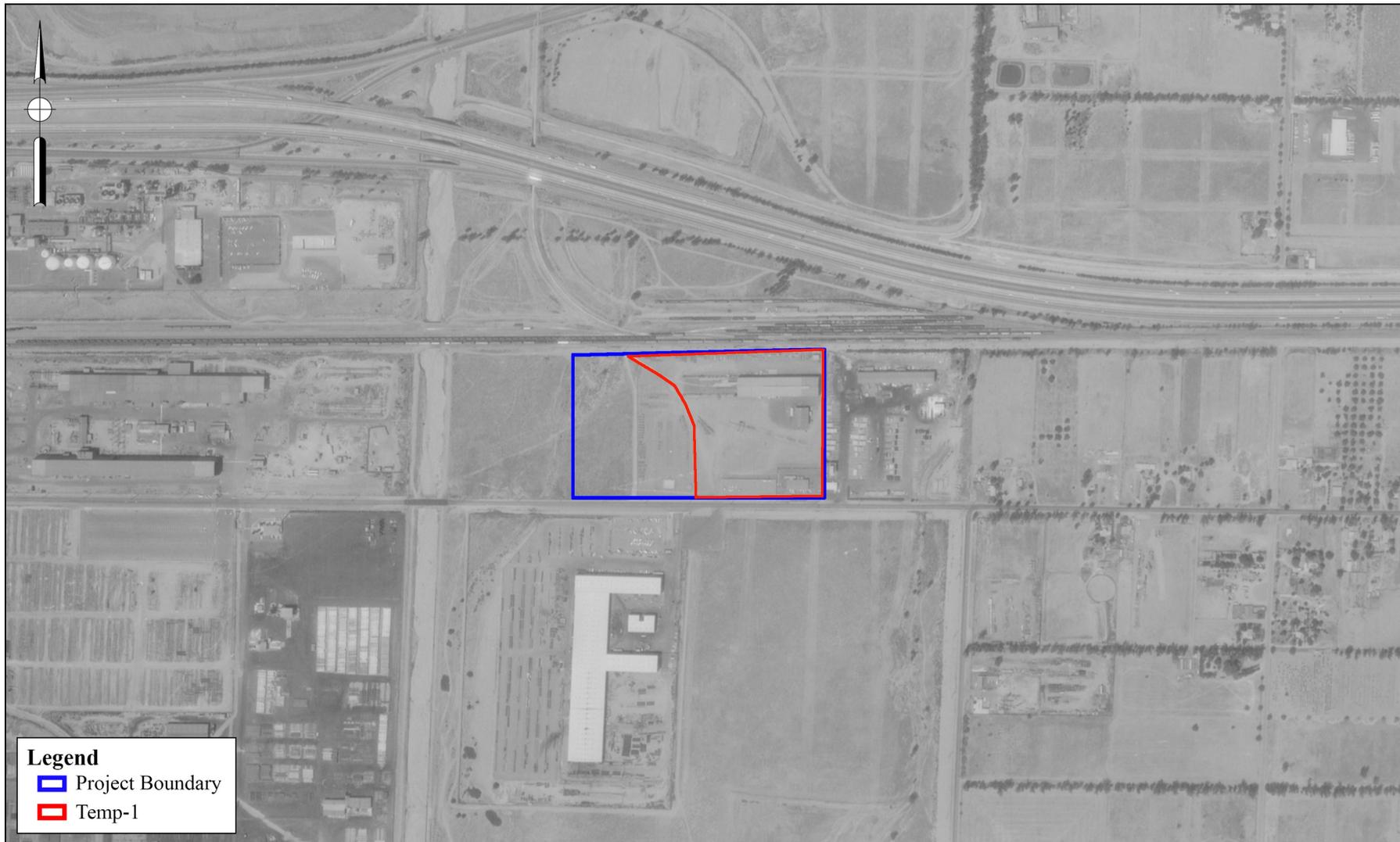
-  Project Boundary
-  Temp-1



Plate 3.3-8

1968 Aerial Photograph

The Fontana Corporate Center Project



Legend
[Blue Box] Project Boundary
[Red Box] Temp-1



Plate 3.3-9

1977 Aerial Photograph

The Fontana Corporate Center Project

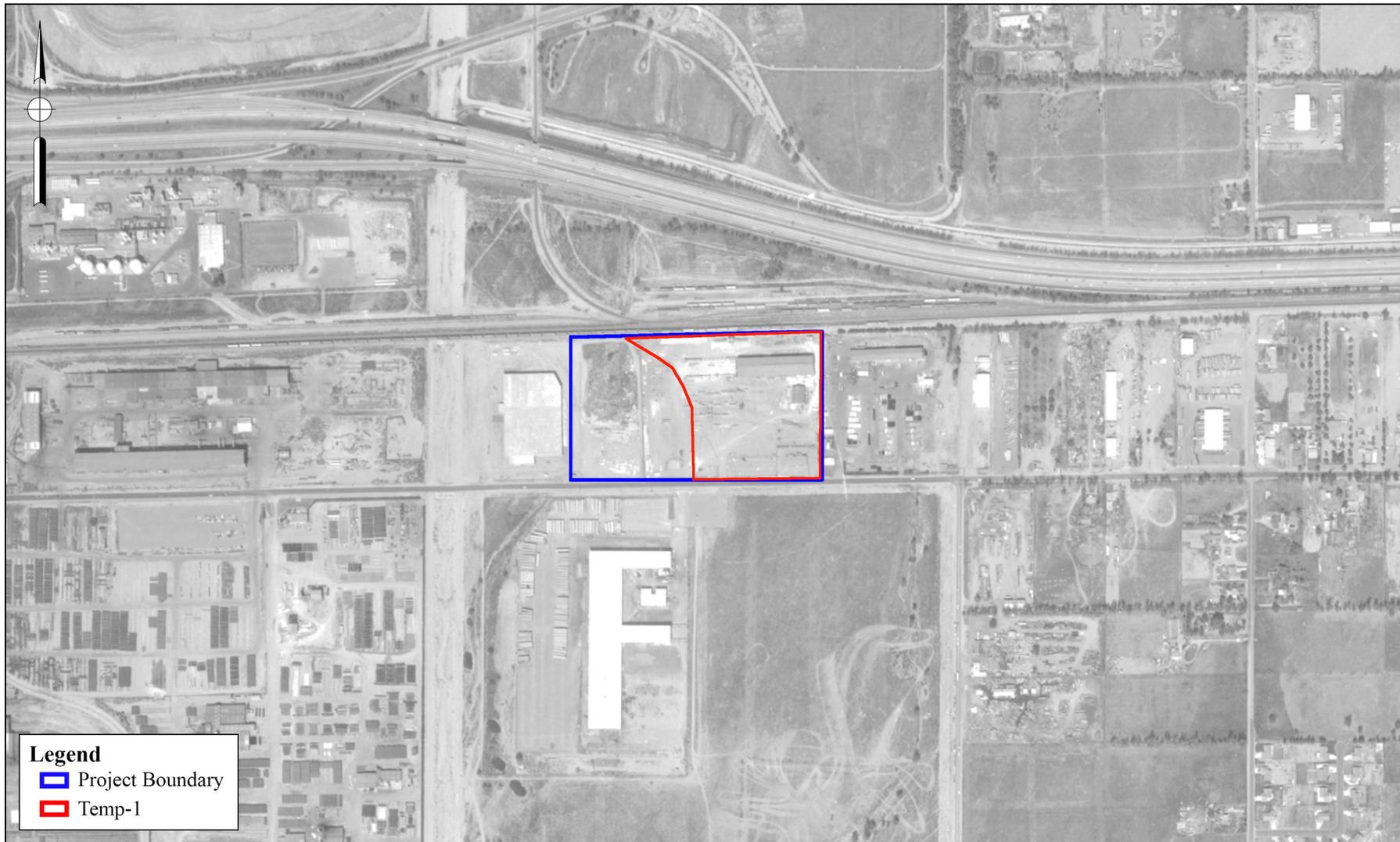
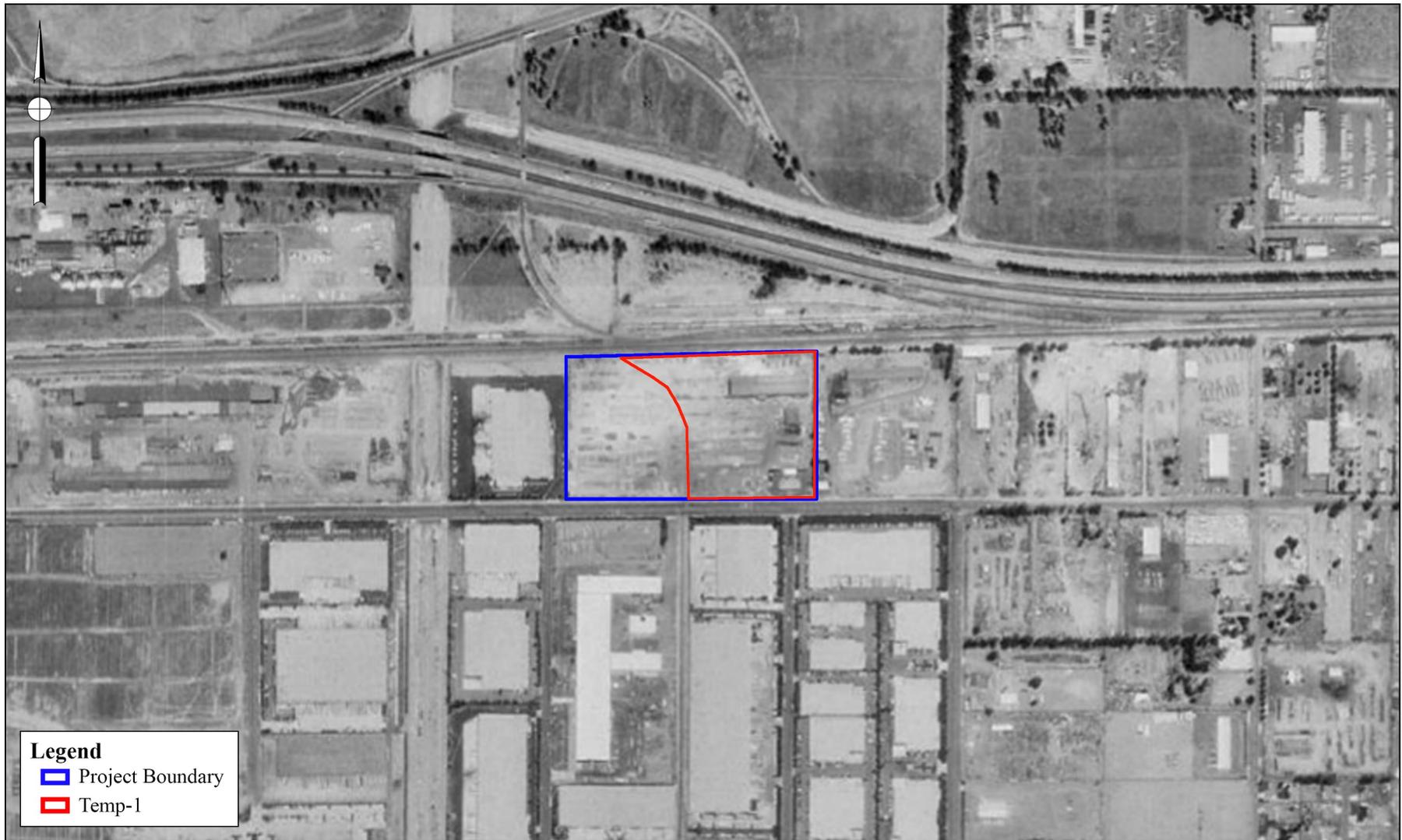


Plate 3.3-10
1985 Aerial Photograph
The Fontana Corporate Center Project



Legend
■ Project Boundary
■ Temp-1



Plate 3.3-11
1994 Aerial Photograph
The Fontana Corporate Center Project



Plate 3.3-12
2003 Aerial Photograph
The Fontana Corporate Center Project

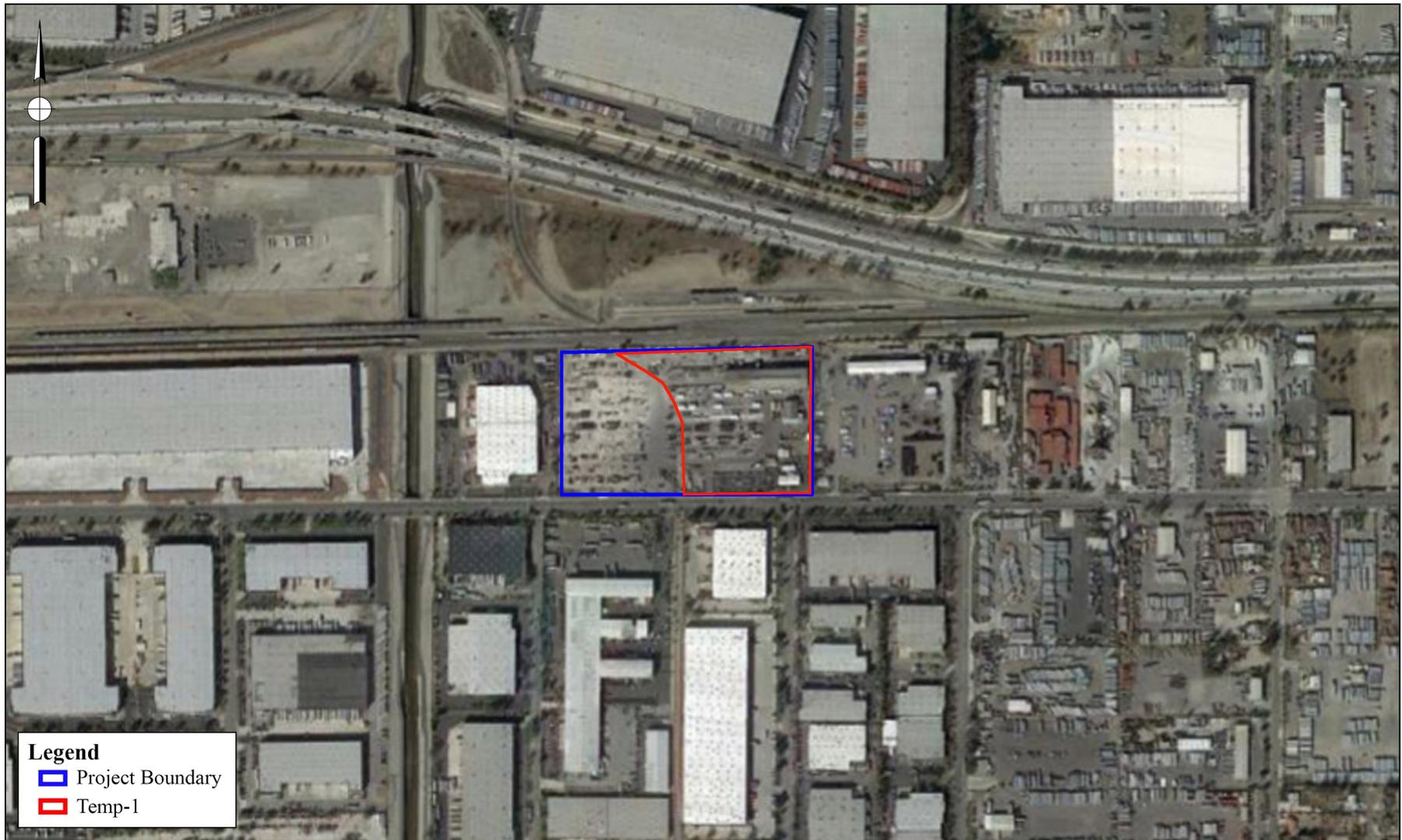


Plate 3.3-13
2018 Aerial Photograph
The Fontana Corporate Center Project



Plate 3.3-14
View of the Railroad Tracks Leading into the West Façade of Structure 1,
Facing Southeast

The Fontana Corporate Center Project



Plate 3.3-15
View of the Railroad Tracks Which Are No Longer In Use, Facing North
The Fontana Corporate Center Project



Plate 3.3-16

**View of the Pedestrian Entrance Circa 1977 to 1985 Located on the South Façade
of Structure 1, Facing North**

The Fontana Corporate Center Project





Plate 3.3-17
View of the North (Forward) and West (Right) Façades of Structure 1,
Facing Southeast

The Fontana Corporate Center Project

3.0-28



Plate 3.3-18
View of the East Façade of Structure 1, Facing Northwest
The Fontana Corporate Center Project



Plate 3.3-19

View of the South Façade of Structure 1, Facing Northeast

The Fontana Corporate Center Project



3.0-30



Plate 3.3-20

View of the West Façade of Structure 1, Facing East

The Fontana Corporate Center Project



3.0-31



Plate 3.3-21

**View of the West (Left) and South (Forward) Façades of Structure 2,
Facing Northeast**

The Fontana Corporate Center Project





Plate 3.3-22

**View of the North (Left) and West (Right) Façades of Structure 2,
Showing the Infilled Windows, Facing Southeast**

The Fontana Corporate Center Project



3.0-33



Plate 3.3-23

**View of the Large Sliding Doors Located on the North Façade of Structure 2,
Facing Southwest**

The Fontana Corporate Center Project





Plate 3.3-24

**View of the Post-1994 Lean-To Structure Located on the South Façade of Structure 2,
Facing North**

The Fontana Corporate Center Project



3.0-35



Plate 3.3-25

**View of the West Façade of Structure 6 (Front), Located Directly West of
Structure 1 (Behind), Facing East**

The Fontana Corporate Center Project



Based upon the 1959 aerial photograph, the front office building (Structure 3) was originally designed as a rectangular utilitarian modern vernacular style structure. As visible today, the front office has been remodeled and expanded. The main structure still generally exhibits the same rectangular floor plan as visible on the 1959 aerial photograph, but the building has been modified and connected to a series of prefabricated modular structures located along the north façade (Plate 3.3–26). The office has a flat roof with a large parapet, which appears to be original, to obscure view of roof top ventilation equipment (Plate 3.3–27). The entire structure is covered in stucco and the fenestration primarily consists of new vinyl sliding windows (Plate 3.3–28). The front entrance on the south façade consists of two metal and glass doors surrounded by metal-framed glass panes situated at the end a gable-covered front entryway. Based upon the aerial photographs, no landscaping or elaborate hardscaping originally surrounded the office. Currently, the front office is surrounded by commercial-style landscaping and cement sidewalks (Plate 3.3–29).

The railroad spur located within the project extends south off the Southern Pacific (Union Pacific) Railroad (SBR-10,330H), which borders the project to the north, before branching off to the east into the manufacturing plant (Structure 1). When initially installed in 1953, the eastward-trending railroad spur served as a method of shunting railroad cars off of the main rail line into the manufacturing plant (Structure 1). Currently, the spur is almost completely covered by gravel and equipment and evidently has not been used for quite some time (see Plate 3.3–14). Another segment of the railroad spur splits off the eastward-trending spur and traverses south through the property. Similarly, to the eastward-trending spur, the southern spur is nearly completely covered with equipment and machinery parts, partially paved over, and no longer utilized (see Plate 3.3–15). Although a portion of this southern spur appears potentially visible on the 1959 historic aerial photograph (see Plate 3.3–6), later photographs do not show this southward-trending spur until the 1980s (Plate 3.3–10). Therefore, it is unclear if the southward-trending spur is historic or modern. Regardless, both segments of the railroad spur are included within the boundaries of the recorded Site Temp-1, and neither segment of the spur retains any historic integrity and are ineligible for listing on the CRHR.

3.3.3 Significance Evaluations

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the structures within the Fontana Corporate Center Project would require approval from the City of Fontana as part of the proposed project, CEQA eligibility criteria were used to evaluate the residences within the subject property as potentially historic buildings. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources.



Plate 3.3-26

**View of the Prefabricated Structures (Right) Connected to the
North Façade of Structure 3 (Left), Facing Southwest**

The Fontana Corporate Center Project



3.0-38



Plate 3.3-27

**View of the East Façade of Structure 3 (Left),
Showing the Flat Roof and Parapet, Facing West**

The Fontana Corporate Center Project





Plate 3.3-28
View of the Front Entrance of Structure 3, Located on the South Façade,
Facing North

The Fontana Corporate Center Project

3.0-40



Plate 3.3-29

**View of the South Façade of Structure 3, Showing the Landscaping
and Sidewalks, Facing Northeast**

The Fontana Corporate Center Project



Integrity Evaluations

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.

In order to determine whether or not Temp-1 is eligible for listing, CRHR eligibility criteria were used. Furthermore, BFSAs based the review upon the recommended criteria listed in the *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Therefore, Temp-1 retains integrity of location.
2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the building and any architectural features present.
 - **Structure 1, Manufacturing Plant:** Although the plant still operates for the fabrication of product, the building has been modified through the years to better serve the purpose of the product being manufactured within it. The large manufacturing plant has been expanded through the years to almost double the size of the original structure. Further, an addition has been added to the south façade at the entrance of the plant. The abandonment of the associated railroad spur has further diminished the original design of the structure and it no longer operates as it was originally intended, by loading material directly into rail cars. Therefore, the manufacturing plant does not retain integrity of design.
 - **Structure 2, Workshop:** The general footprint of the workshop appears similar to that shown in the 1959 aerial photograph; however, a large steel framed lean-to has been added to the south façade, essentially expanding the structure. Further, all the building's windows have been altered with many being

improperly infilled. Finally, although not directly connected to the building, the addition of the employee break building created through a hodgepodge of connected modular units (Structure 6) directly adjacent to the workshop has altered the space surrounding the workshop. Therefore, the workshop does not retain integrity of design.

- **Structure 3, Front Office:** The front office has been completely altered having been subjected to a remodel during the early 2000s. All the windows have been replaced and the north façade of the building has been attached to a series of modular prefabricated structures. The area surrounding the office has been changed and improved to include walkways and landscaping. Therefore, the front office does not retain integrity of design.

All of the buildings which comprise Temp-1 have been altered to some degree which has impacted their integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. Generally, Temp-1 was constructed in the mid-twentieth century. During this time, the surrounding area was beginning to shift from agricultural to heavy industrial uses. The Kaiser Steel Mill had already begun their major operations north of the subject property but properties to the east still consisted of rural residences, while to the south and west the properties remained primarily vacant farmland. Aerial imagery shows that the setting of Temp-1 changed little until after 1977. By 1985, there was an influx of development in the surrounding properties within the former agricultural land to the west and south and a shift from the rural residences to the east to industrial properties. By 1994, the setting had completely been altered to heavy industrial properties similar to Temp-1 and the construction of large light industrial warehouses south of the subject property. In the subsequent decades, the former Kaiser Steel Mill to the north was demolished for the California Speedway and the transformation of the surrounding area from heavy industrial to light industrial warehouse and distribution centers has increased. Therefore, Temp-1 no longer retains the same open space, viewshed, and general built environment and does not retain integrity of setting.
4. **Integrity of Materials** *[refers to] 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 (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

- **Structure 1, Manufacturing Plant:** Generally, the materials that originally comprised the manufacturing plant (steel frame and a corrugated metal façade) have remained. However, the addition of the front entrance structure to the south façade has introduced materials not original to the building. Further, although the expansion to the west and east of the manufacturing plant appears to have maintained the simple utilitarian materials, the expansion of the building over the decades has resulted in a structure that is now comprised of almost more non-original materials than original materials. Therefore, the manufacturing plant does not retain integrity of materials.
 - **Structure 2, Workshop:** As with the manufacturing plant, the framing and general façades of the workshop still retain the simple utilitarian material. However, the alterations to the windows, many of which have been improperly infilled, combined with the addition of a new steel-framed lean-to structure extending the building to the south has diminished the workshop's integrity of materials. Therefore, the workshop does not retain integrity of materials.
 - **Structure 3, Front Office:** The front office has been completely altered having been subjected to a remodel during the early 2000s. All of the windows have been replaced and the north façade of the building has been attached to a series of modular prefabricated structures. Therefore, the front office does not retain integrity of materials.
5. **Integrity of Workmanship** [*refers to*] *the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated by the construction of the building found within the Fontana Corporate Center Project all appear to have been average and utilitarian. While the non-original portions of the buildings also appear to have been constructed using the same level of workmanship, the modifications to each structure have impacted the initial workmanship the buildings may have once portrayed. Therefore, the buildings do not retain integrity of workmanship.
6. **Integrity of Feeling** [*refers to*] *a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling

was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the buildings has been lost. In addition, the modifications affecting the original size, plan, shape, and style of the buildings have negatively impacted their appearance. Further the addition of multiple modern structures throughout the property and abandonment of the associated railroad spur has further diminished the aesthetic and historic sense of the period of construction. Therefore, Temp-1 does not retain integrity of feeling.

- 7. Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association for the resource was assessed by evaluating the relevant data and information potential to address any research questions relevant to the history of the Fontana area or the state of California. The structures within Site Temp-1 were constructed by Graver Tank & Manufacturing Company, Inc. for the fabrication of tanks utilizing Kaiser steel, and then by Kaiser Steel Corp. for the prefabrication of steel structures. Both Graver Tank & Manufacturing Company, Inc. and Kaiser Steel Corp. were important national companies, especially following World War II and the subsequent Post-War Building Boom (1945-1970). Although Graver Tank & Manufacturing Company, Inc.'s ownership of the property lasted just under 10 years and the Fontana plant was only one of many they had nationwide, their involvement with the property and development of an industrial fabrication facility later utilized by Kaiser Steel Corp. is notable. However, as discussed above, Kaiser Steel Corp. altered the facility to fit their manufacturing needs by expanding the manufacturing plant. Regardless, the association of the property with Kaiser Steel Corp. also signifies an association with a significant company that contributed to the development of the Fontana and the nation. Although the property is historically associated with the Graver Tank & Manufacturing Company, Inc. and Kaiser Steel Corp., the loss of the other aspects of integrity, including continued additions to the property as a whole to facilitate the current fabrication process carried out by Clark Pacific, has hindered the ability of the property to convey its association with Graver Tank & Manufacturing Company, Inc. and Kaiser Steel Corp. Therefore, Site Temp-1 no longer retains integrity of association.

Site Temp-1 was determined to meet only one category of the integrity analysis: location. Therefore, Site Temp-1 does not retain integrity of setting, materials, design, workmanship, feeling, or association, due to extensive retrofitting/modifications to the buildings and their surroundings.

CRHR Evaluation

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

- **CRHR Criterion 1:**

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

As discussed above, the property is historically associated with Graver Tank & Manufacturing Company, Inc. and Kaiser Steel Corp. which both were large corporation's integral to the national building boom that proceeded World War II. However, impacts to the property's integrity have hindered the ability of the property to accurately convey this association. The manufacturing plant has been expanded, the workshop has been altered, the front office has been completely remodeled, the associated railroad spur has been abandoned, and the entire campus has been altered with the introduction of multiple modular structures. Therefore, Site Temp-1 is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 2:**

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

Historical research does not indicate that the property is associated with the lives of important individuals. Therefore, Site Temp-1 is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

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

No information could be found concerning any of the architects or builders for the historic buildings. As is common with industrial developments, the buildings were constructed of utilitarian design to serve their specific purpose and have undergone various modifications to continue their use. Further, due to the simplified nature of the original designs and a lack of noteworthy architectural elements, none of the buildings located within Fontana Corporate Center Project embody the distinctive characteristics of a type, period, region, or method of construction and none were designed or built by an important creative individual. In addition, none of the buildings possess high artistic values. Therefore, none of buildings at Site Temp-1 are eligible

for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

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

The research conducted for this study revealed that, because the manufacturing plant, warehouse, and front office are common mid-century industrial buildings which lack integrity, are not associated with any significant persons, and not constructed using unique or innovative methods of construction, as they currently stand, they cannot yield any additional information about the history of Fontana or the state of California. Therefore, Site Temp-1 is not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The historic buildings and features located within the Fontana Corporate Center Project (Temp-1 [manufacturing plant, workshop, front office, and associated railroad spur]) are evaluated as not historically or architecturally significant under CEQA. Although associated with Graver Tank & Manufacturing Company, Inc., Kaiser Steel Corp., and contributions to the Post War development of the region, the buildings do not retain a sufficient level of integrity to convey this association. Due to the lack of integrity combined with a lack of any association with significant persons or noteworthy architectural elements, Site Temp-1 is not eligible for listing on the CRHR. As such, no mitigation measures are required for any future alterations or planned demolition of the buildings.

3.4 Discussion/Summary

During the field survey, three historic structures (a large manufacturing plant; a workshop; and a front street facing office) along with a railroad spur constructed in 1953 were identified and recorded as Temp-1. No other cultural resources were observed during the survey. Site Temp-1 is evaluated as not historically or architecturally significant under any CEQA criteria.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the Fontana Corporate Center Project identified one historic property within the project boundaries which has been recorded as Site Temp-1. The conclusion of the current assessment is that Temp-1 is not significant under CEQA criteria or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the Fontana Corporate Center Project will demolish the buildings at 13592 Slover Avenue. However, the removal of these buildings as part of the development of the property will not constitute an adverse impact because the buildings have been evaluated as not significant under CEQA criteria and not eligible for listing on the CRHR. Further, given the lack of any previously identified prehistoric sites within or near the property, there is little potential for any prehistoric resources to be present or disturbed by the proposed development. However, the potential does still exist that previously unidentified historic deposits may be present that are related to the historic occupation of this location. To mitigate potential impacts to unrecorded historic features or deposits, mitigation monitoring is recommended. The mitigation monitoring program is presented in Section 5.0.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Mitigation Measures

The proposed development will impact one historic property located within the project boundaries (13592 Slover Avenue), which has been recorded as Site Temp-1; however, Temp-1 is evaluated as lacking integrity and any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the buildings at Site Temp-1, site-specific mitigation measures will not be required as a condition of approval for the project. Further, although the survey did not identify any archaeological resources, a MMRP is still recommended because grading may expose historic features or deposits associated with the historic occupation of the project since 1953. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any previously unidentified historic period cultural deposits that were not observed or detected during the current cultural resources study. In light of the fact that no prehistoric resources have been recorded within or within proximity of the property, Native American monitoring is not recommended during grading, unless a discovery of a prehistoric site or deposit occurs, at which time a Native American monitor should be incorporated into the monitoring program.

5.2 Mitigation Monitoring and Reporting Program

The Fontana Corporate Center Project contains a historic resource, Site Temp-1, that does not require any mitigation measures. However, to mitigate potential impacts to resources that have not yet been detected, a MMRP is recommended as a condition of approval.

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.
2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or

grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.

2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.
 - a. The PI shall immediately notify the City of Fontana to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the City of Fontana to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - c. If the resource is not significant, the PI shall submit a letter to the City of Fontana indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains

If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains. The following procedures, as set forth in CEQA Section 15064.5(e), the California PRC (Section 5097.98), and the State Health and Safety Code (Section 7050.5), shall then be undertaken:

1. Notification
 - a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
 - b. The PI shall notify the county coroner after consultation with the City of Fontana, either in person or via telephone.
2. Isolate discovery site
 - a. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the county coroner in consultation with the PI

- concerning the provenance of the remains.
- b. The county coroner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - c. If a field examination is not warranted, the county coroner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
3. If Human Remains **ARE** determined to be Native American
- a. The county coroner will notify the NAHC within 24 hours. By law, **ONLY** the county coroner can make this call.
 - b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - c. The MLD will contact the PI within 24 hours or sooner after the county coroner has completed coordination to begin the consultation process (CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code).
 - d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
 - e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:
 - i. The NAHC is unable to identify the MLD; OR
 - ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
 - iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner; THEN
 - iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.
4. If Human Remains are **NOT** Native American
- a. The PI shall contact the county coroner and notify them of the historic-era

context of the burial.

- b. The county coroner will determine the appropriate course of action with the PI and city staff (PRC 5097.98).
- c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City of Fontana. The decision for interment of the human remains shall be made in consultation with City, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit to the City of Fontana a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).
 - a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
 - b. Recording sites with the State of California DPR shall be the responsibility of the PI, including recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.
2. The PI shall submit a revised draft monitoring report to the City of Fontana for approval, including any changes or clarifications requested by the City.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts

1. To be determined.

D. Final Monitoring Report(s)

1. The PI shall submit the approved final monitoring report to the City of Fontana

and any interested parties.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Fontana Corporate Center Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Project Archaeologist and historian Andrew Garrison. The report text was prepared by Andrew Garrison and Brian Smith. Report graphics were provided by Andrew Garrison and Jillian Conroy. Technical editing and report production were conducted by Courtney McNair. The SCCIC at CSU Fullerton provided the archaeological records search information. Archival research was conducted at the BFSa research library, the Fontana Historical Society, the Fontana Public Library, and the offices of the San Bernardino Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the Fontana Public Library.

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APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



Education

Master of Arts, History, University of San Diego, California 1982

Bachelor of Arts, History, and Anthropology, University of San Diego, California 1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator
Brian F. Smith and Associates, Inc.

1977–Present
Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloff

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor— included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Andrew J. Garrison, MA, RPA

Project Archaeologist

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Education

Master of Arts, Public History, University of California, Riverside	2009
Bachelor of Science, Anthropology, University of California, Riverside	2005
Bachelor of Arts, History, University of California, Riverside	2005

Professional Memberships

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

Experience

Project Archaeologist Brian F. Smith and Associates, Inc.	June 2017–Present Poway, California
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Project management of all phases of archaeological investigations for local, state, and federal agencies including National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) level projects interacting with clients, sub-consultants, and lead agencies. Supervise and perform fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Perform and oversee technological analysis of prehistoric lithic assemblages. Author or co-author cultural resource management reports submitted to private clients and lead agencies.

Senior Archaeologist and GIS Specialist Scientific Resource Surveys, Inc.	2009–2017 Orange, California
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Served as Project Archaeologist or Principal Investigator on multiple projects, including archaeological monitoring, cultural resource surveys, test excavations, and historic building assessments. Directed projects from start to finish, including budget and personnel hours proposals, field and laboratory direction, report writing, technical editing, Native American consultation, and final report submittal. Oversaw all GIS projects including data collection, spatial analysis, and map creation.

Preservation Researcher City of Riverside Modernism Survey	2009 Riverside, California
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Completed DPR Primary, District, and Building, Structure and Object Forms for five sites for a grant-funded project to survey designated modern architectural resources within the City of Riverside.

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

2005, 2008–2009
Riverside, California

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

Reports/Papers

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

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

Presentations

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

APPENDIX B

Site Record Form

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Historic Documents

Ownership Information

Chain of Title

13592 Slover Avenue

Owner Records for APN 0238-062-36

Grantor/Owner	Grantee	Date	Source
Sierra Madre Vintage Co.	Security Title Ins. Co.	1952	County Lot Book 3155, Page 333
Kaiser Steel Corp	Tecon Pacific	1984	Online Assessors Data (PIMS) Doc # 8426399800000
Tecon Pacific	Clark, Robert E. Separate Prop Liv Tr., Clark, James R. & Sharron K. Rev TR 7/98, Clark, Donald G. Corporation, Clark, Robert E. Corporation, Clark- Pacific Corporation	1989	Online Assessors Data (PIMS) Doc # 8938956700000
Clark, Robert E. Separate Prop Liv Tr., Clark, James R. & Sharron K. Rev TR 7/98, Clark, Donald G. Corporation, Clark, Robert E. Corporation, Clark- Pacific Corporation	CP Fontana, LLC	2020	Online Assessors Data (PIMS) Doc # 20200023838