



June 16, 2022

Tracy Zinn
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, California 92602

Subject: Historic Summary for the Corona Magnolia Project, City of Corona, California

Dear Tracy:

Brian F. Smith and Associates, Inc. (BFSA) has conducted a review of the previous studies completed for the 16.57-acre Corona Magnolia Project located at 1375 Magnolia Avenue (Assessor's Parcel Number 107-330-22) in the city of Corona, Riverside County, California (Figure 1, attached). The subject property is located on the northwest side of Magnolia Avenue between El Camino Avenue and the Temescal Creek channel and is situated within an unsectioned area within Township 3 South, Range 6 West of the San Bernardino Baseline and Meridian, on the U.S. Geological Survey 7.5-minute *Corona South, California* topographic quadrangle map (Figure 2, attached). The purpose of the review is to summarize the previous studies to provide recommendations regarding the previously identified cultural and historic resources.

Results of the Previous Investigations

In 2021, CRM Tech prepared both an Archaeological Survey Report and a Historical Resources Evaluation Report (HRER) that included the entirety of the Corona Magnolia Project (Hogan and Jacquemain 2021; Tang and Jacquemain 2021). These studies identified and evaluated one previously recorded resource (P-33-020202) located within the project boundaries and 31 resources within one mile of the project. No other resources were identified within the project footprint.

Site P-33-020202 consists of an industrial-commercial complex of six structures located at 1375 Magnolia Avenue built between 1954 and 1966 as part of the Rich Manufacturing Company of California (RMCC). The buildings were utilized by RMCC to produce fire hydrants until the company was absorbed into the Clow Valve Company in 1972. The HRER summarized:

[Extensive background research] produced no evidence that this industrial-commercial complex or any of the buildings in it is closely associated with any persons or events of recognized significance in national, state, or local history, or

that they embody the work of a prominent architect, designer, or builder. (Tang and Jacquemain 2021)

In addition, the HRER concluded:

The buildings in the complex are typically utilitarian in character, being simple and unpretentious in design, construction, and materials, except for the typical Mid-Century Modernist elements observed in the 1966-1967 addition. They are products of standard practices for buildings of similar nature at the time, and none of them stands out as an important example of any style, type, period, region, or construction method. Furthermore, dating to a period in history that is very well documented, the buildings demonstrate little potential for any important data for historical research.

The neighborhood in which the complex is located, with a long history of light industrial development on the edge of the Corona town center, is now predominantly modern in character with large warehouses and commercial centers constructed over the past 25 years far outnumbering buildings of historical origin. As such, this older complex no longer has the potential to be considered a contributing element of a historic district. Based on these considerations, the industrial-commercial complex at 1375 Magnolia Avenue/1001 El Camino Avenue does not appear eligible for listing in the National Register of Historic Places [NRHP] or the California Register of Historical Resources [CRHR], nor does any of the buildings in the complex individually. (Tang and Jacquemain 2021)

The resources located outside of the project, but within a one-mile radius of its boundaries, consist of three prehistoric sites containing bedrock milling features and lithic artifacts, one isolated, possible obsidian core, and 27 historic resources, including, “the Riverside Lower Canal, the Corona City Park, the Corona Founders Monument, an abandoned stone quarry, and a refuse dump, but residential, commercial, industrial, and public buildings constituted by far the largest group, numbering 22 in total” (Tang and Jacquemain 2021).

Conclusion

The review of the previous studies conducted for the property resulted in the formulation of the conclusion that development of the property will not impact any significant cultural resources. None of the structures located within Site P-33-020202 were found eligible for listing on the CRHR or NRHP, nor do they appear eligible for listing on the Corona Register as local landmarks due to their lack of association with any persons or events significant in local history, as well as their utilitarian architectural styles and standard construction. As a result, none of the buildings nor the site as a whole qualify under the California Environmental Quality Act (CEQA)

as “Historical Resources” and, therefore, no known significant cultural resources will be impacted by the redevelopment of the property.

Recommendations

The plan to redevelop the 1375 Magnolia Avenue property will not impact any known significant cultural resources. The structure complex identified on the property (P-33-020202) was previously evaluated as not significant under CEQA criteria and, therefore, does not constitute a significant “cultural resource.” Although no known significant cultural resources will be impacted by the project, the current status of the property may have affected the potential to discover any surface artifacts. Given that the current development within the project might have masked archaeological deposits and the fact that several cultural resources are recorded within a one-mile radius of the project, there is a potential that buried archaeological deposits are present within the project boundaries. Therefore, it is recommended that the project be allowed to proceed with the implementation of a cultural resources monitoring program conducted by an archaeologist and Native American representative during grading of the property. If you have any questions or wish further information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian F. Smith". The signature is stylized and cursive.

Brian F. Smith

BFS:js

Attachments: General Location Map and Project Location Map

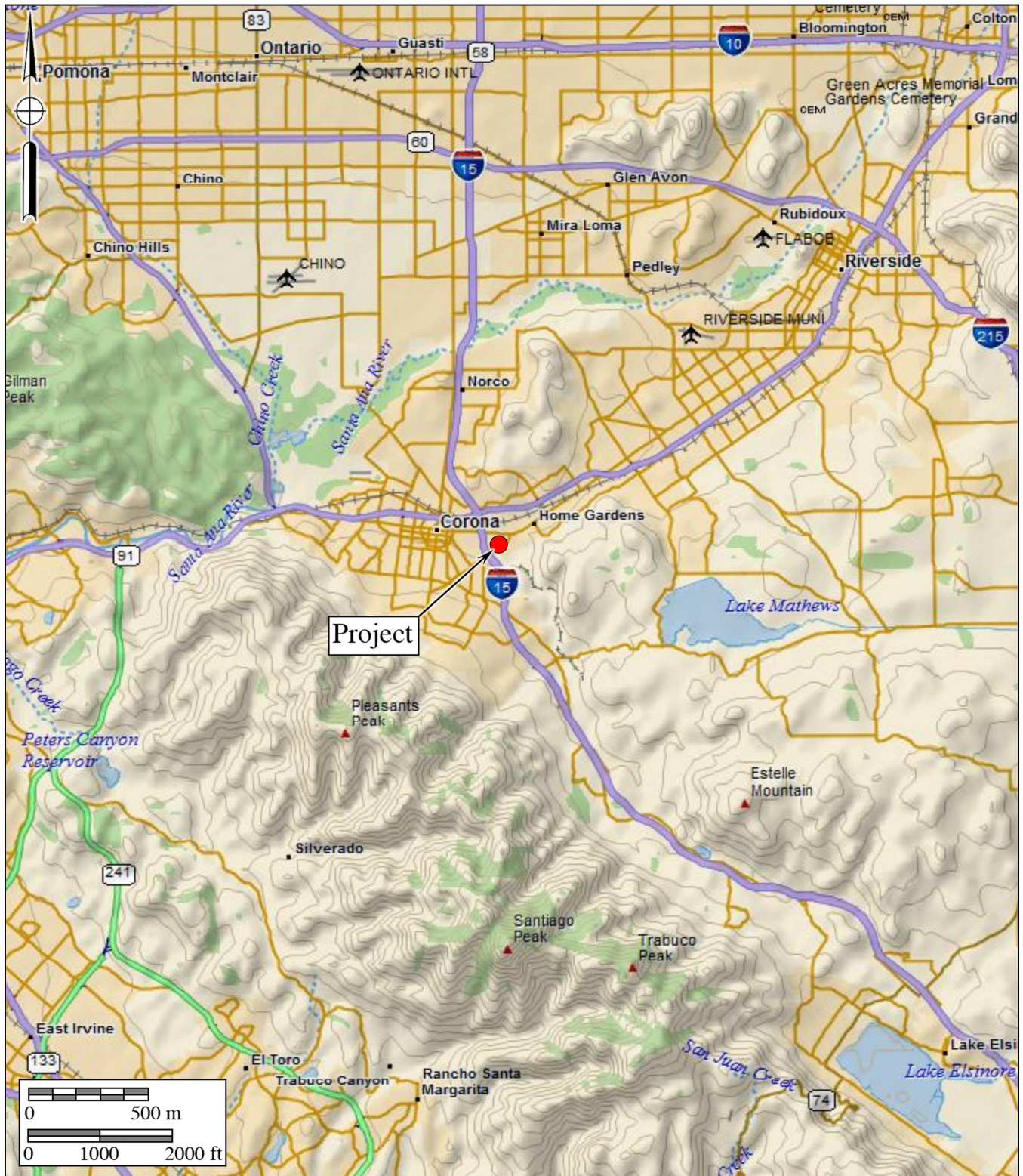
References

Hogan, Michael and Terri Jacquemain

- 2021 Abridged Archaeological Survey Report, Magnolia Avenue Widening Project, City of Corona, Riverside County, California. CRM Tech. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Tang, Bai “Tom” and Terri Jacquemain

- 2021 Historical Resources Evaluation Report, Magnolia Avenue Widening Project, City of Corona, Riverside County, California. CRM Tech. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.



Project

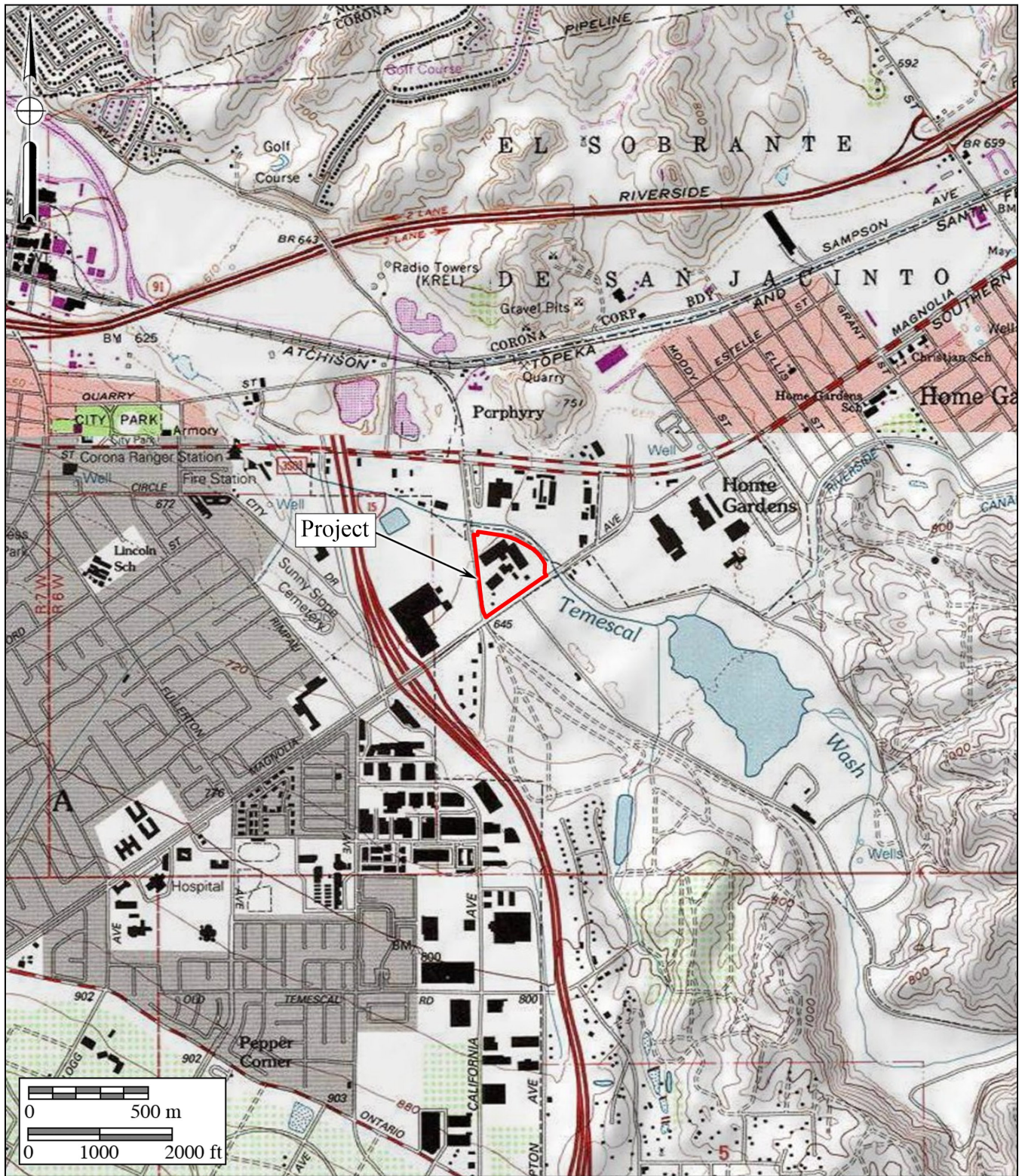
Figure 1

General Location Map

The Corona Magnolia Project

DeLorme (1:250,000)





Project

Figure 2

Project Location Map

The Corona Magnolia Project

USGS Corona North and Corona South Quadrangles (7.5-minute series)

