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# **Appendix C**

## Cultural Resources Technical Report



January 13, 2022

13716

Mr. Michael Diaz, Community Development Director  
City of Montclair  
5111 Benito Street  
Montclair, California 91763

**Subject: Archaeological Resources Assessment for the 5006 and 5010 Mission Boulevard Warehouse Project, City of Montclair, San Bernardino County, California**

Dear Mr. Michael Diaz:

This letter report documents the archaeological resources assessment conducted by Dudek for the 5006 and 5010 Mission Boulevard Warehouse Project (proposed Project), located within the City of Montclair, San Bernardino County, California. The present study documents the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), an archaeological pedestrian survey, an analysis of the potential for the proposed Project site to contain archaeological resources, as well as management recommendations. The City of Montclair (City) is the lead agency responsible for compliance with California Environmental Quality Act (CEQA).

## 1 Project Location

The proposed Project site includes addresses 5006 and 5010 Mission Boulevard and is located in the southern portion of the City of Montclair (City), California, situated on the western edge of San Bernardino County, California. Specifically, the approximate 5.13-acre site (gross area) proposed Project site is composed of three parcels (Assessor's Parcel Numbers [APNs] 101-131-115 (Parcel 1), 101-131-119 (Parcel 2), and 101-131-117 (Parcel 3)) located within public land survey system (PLSS) Sections 22, 23, 26, and 27 of Township 1 South, Range 8 West on the *Ontario*, California 7.5-minute USGS Quadrangle (Appendix A: Figure 1). The site is situated near the northwest corner of Mission Boulevard and Monte Vista Avenue and is bound by State Street to the North and Central Avenue to the east (Appendix A: Figure 2).

## 2 Project Description

The proposed Project includes the construction of a single-story industrial/warehouse building of approximately 115,350 square feet on an approximate 5.13-acre site (gross area) as well as improvements along the site's street frontage, including landscaping, fencing, and street and sidewalk upgrades. A variety of trees, shrubs, and groundcovers would be planted within the proposed Project frontage's landscape setback area around the warehouse building, and throughout the proposed Project site. The proposed Project site would include 145 parking spaces for passenger vehicles located on the northern, eastern, and western sides of the proposed Project site. Utility improvements for the proposed Project include connection to the existing 8-inch sewer line located within

Mission Boulevard south of the proposed Project site. Gas service is currently provided by Southern California Gas. An existing gas transmission pipeline exists on South Benson Avenue. Electric service is currently provided by Southern California Edison and several above-ground and underground electrical lines are located throughout the proposed Project site and adjacent streets. As part of the proposed Project, lateral connections would be made to the existing gas, electric, and telecommunication lines that are located within Mission Boulevard. Storm drainage for the proposed Project would occur through an existing 36-inch public storm drain within Mission Boulevard through two existing catch basins. The existing catch basins are located on the southern side of the site on Mission Boulevard. The proposed Project would not require any upgrades to the existing drainage systems.

### 3 Environmental Setting

The approximately 5.13-acre (gross area) rectangular-shaped proposed Project site is located in the City of Montclair within the western end of San Bernardino County, approximately 35 miles east of downtown Los Angeles and 30 miles west of the San Bernardino Civic Center. The proposed Project site is located approximately 33 miles northeast of the Pacific Ocean and is approximately 1.15 miles east of the San Antonio Creek Channel. The San Antonio Creek Channel is a man-made channel traveling generally north-south from the San Gabriel Mountains to the 91 Freeway.

The proposed Project site is approximately 5.25 miles south of the San Gabriel Mountains and is relatively flat. The minimum site elevation, located on the western side of the site, is approximately 920± feet above mean sea level (msl), while the maximum site elevation, located at the eastern side, is 929± feet above msl. According to the NRCS Web Soil Survey (USDA 2021), soils within the proposed Project site consist of Tujunga loamy sand at 0 to 5% slopes and is characterized as excessively drained soils that formed in alluvium derived from granite. They are found on alluvial fans.

Of the three parcels that comprise the proposed Project site, two parcels (APN 101-131-115 and APN 101-131-117) are undeveloped and zoned for General Commercial uses and the remaining parcel (APN 101-131-119) is developed with Business Park uses. The undeveloped parcels are largely comprised of disturbed soils and minimal vegetation.

### 4 Regulatory Context

Work for this Project was conducted in compliance with the California Environmental Quality Act (CEQA). The regulatory framework as it pertains to cultural resources under CEQA is detailed below.

Under the provisions of CEQA, including the CEQA Statutes (PRC Sections 21083.2 and 21084.1), the CEQA Guidelines (14 CCR 15064.5), and California Public Resources Code (PRC) Section 5024.1 (14 CCR 4850 et seq.), properties expected to be directly or indirectly affected by a proposed project must be evaluated for California Register of Historical Resources (CRHR) eligibility (PRC Section 5024.1).

The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term historical resources includes a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place,

record, or manuscript that a lead agency determines to be historically significant (14 CCR 15064.5[a]). The criteria for listing properties in the CRHR were developed in accordance with previously established criteria developed for listing in the National Register of Historic Places. The California Office of Historic Preservation regards “any physical evidence of human activities over 45 years old” as meriting recordation and evaluation (OHP 1995:2).

## State

### The California Register of Historical Resources

A cultural resource is considered “historically significant” under CEQA if the resource meets one or more of the criteria for listing on the CRHR. The CRHR was designed to be used by state and local agencies, private groups, and citizens to identify existing cultural resources within the state and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

1. is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a “unique archeological resource” as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section. A unique archaeological resource is defined as follows:

- An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
  - Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
  - Has a special and particular quality, such as being the oldest of its type or the best available example of its type
  - Is directly associated with a scientifically recognized important prehistoric or historic event or person

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a “unique archaeological resource” under CEQA (PRC Section 21083.2) are viewed as not significant. Under CEQA, “A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects” (PRC Section 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a proposed project are thus considered significant if the project (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

## California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

2. 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 an 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
3. 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 California Register as determined by a lead agency for purposes of CEQA (CEQA Guidelines Section 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a)-(c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. (Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts on nonunique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a nonunique archaeological resource qualifies as a TCR (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

### California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources (TCRs) must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

TO: MICHAEL DIAZ

SUBJECT: Archaeological Resources Assessment for the 5006 and 5010 Mission Boulevard Warehouse Project,  
City of Montclair, San Bernardino County, California

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AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

## Senate Bill 18

The Local and Tribal Intergovernmental Consultation process, commonly known as Senate Bill (SB) 18 was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC Section 5097.9 and 5097.995, which defines cultural places as:

- Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9).
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.993).

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code Section 65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. Once local governments have sent notification, tribes are responsible for requesting consultation. Pursuant to Government Code Section 65352.3(a)(2), each tribe has 90 days from the date on which they receive notification to respond and request consultation.

In addition to the requirements stipulated previously, SB 18 amended Government Code Section 65560 to “allow the protection of cultural places in open space element of the general plan” and amended Civil Code Section 815.3 to add “California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.”



## California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the “most likely descendant.” With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

## Local

### San Bernardino County

The County of San Bernardino provides a series of goals and policies to ensure preservation and conservation of cultural resources within the county (County of San Bernardino 2020). They are as follows:

Goal CR-1 Tribal Cultural Resources: Tribal cultural resources that are preserved and celebrated out of respect for Native American beliefs and traditions.

Policy CR-1.1 - Tribal notification and coordination. We notify and coordinate with tribal representatives in accordance with state and federal laws to strengthen our working relationship with area tribes, avoid inadvertent discoveries of Native American archaeological sites and burials, assist with the treatment and disposition of inadvertent discoveries, and explore options of avoidance of cultural resources early in the planning process.

Policy CR-1.2 - Tribal planning. We will collaborate with local tribes on countywide planning efforts and, as permitted or required, planning efforts initiated by local tribes.

Policy CR-1.3 - Mitigation and avoidance. We consult with local tribes to establish appropriate project-specific mitigation measures and resource-specific treatment of potential cultural resources. We require project applicants to design projects to avoid known tribal cultural resources, whenever possible. If avoidance is not possible, we require appropriate mitigation to minimize project impacts on tribal cultural resources.

Policy CR-1.4 - Resource monitoring. We encourage coordination with and active participation by local tribes as monitors in surveys, testing, excavation, and grading phases of development projects with potential impacts on tribal resources.

Goal CR-2 Historic and Paleontological Resources: Historic resources (buildings, structures, or archaeological resources) and paleontological resources that are protected and preserved for their cultural importance to local communities as well as their research and educational potential.

Policy CR-2.1 - National and state historic resources. We encourage the preservation of archaeological sites and structures of state or national significance in accordance with the Secretary of Interior's standards.

Policy CR-2.2 - Local historic resources. We encourage property owners to maintain the historic integrity of resources on their property by (listed in order of preference): preservation, adaptive reuse, or memorialization.

Policy CR-2.3 - Paleontological and archaeological resources. We strive to protect paleontological and archaeological resources from loss or destruction by requiring that new development include appropriate mitigation to preserve the quality and integrity of these resources. We require new development to avoid paleontological and archeological resources whenever possible. If avoidance is not possible, we require the salvage and preservation of paleontological and archeological resources.

Policy CR-2.4 - Partnerships. We encourage partnerships to champion and financially support the preservation and restoration of historic sites, structures, and districts.

Policy CR-2.5 - Public awareness and education. We increase public awareness and conduct education efforts about the unique historic, natural, tribal, and cultural resources in San Bernardino County through the County Museum and in collaboration with other entities.

## 5 Background Research

### SCCIC Records Search

On November 10, 2021, staff at the SCCIC, located on the campus of California State University, Fullerton, provided the results of a CHRIS records search for the proposed Project site and a 0.5-mile radius. Due to COVID-19, the SCCIC notified researchers that they are only able to provide data for San Bernardino County that has already been digitized. As such, not all available data known to CHRIS may be provided in the records search. The CHRIS records search results provided by the SCCIC included their digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. The confidential records search results are also provided in Confidential Appendix B.

### Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that seven (7) previous cultural resource studies have been conducted within a half-mile of the proposed Project site between 1998 and 2013. Of these studies none overlap the proposed Project site indicating that the entirety of the proposed Project site has not been subject to any previous cultural resource investigations. Table 1, below, details all seven (7) previous cultural resources studies.

**Table 1. Previously Conducted Cultural Resource Studies within the Record Search Area**

SCCIC Report Number (SB-)	Authors	Year	Title	Proximity to Proposed Project Site
03554	Brechbiel, Brant	1998	Cultural Resources Record Search and Survey Report for a Pacific Bell Mobile Services Telecommunications Facility: CM 193-01, near the City of Montclair, CA. 4PP	Outside
04504	Shepard, Richard	2004	Preliminary Cultural Resources Assessment: Mission Blvd Corridor Improvements, City of Montclair, San Bernardino County. 6PP	Outside
04707	Bonner, Wayne H.	2006	Cultural Resource Record Search and Site Visit Results for Cingular Telecommunications Facility Candidate LSNCA8005E (Monte Vista), 10757 Central Avenue, Montclair, San Bernardino County, California	Outside
06081	Wlodarski, Robert J.	2008	A Record Search and Field Reconnaissance Phase for the Proposed Bechtel Wireless Telecommunications Site SV0083 (Jack's Basket), located at 4672 Mission Boulevard, Montclair, California 91763.	Outside
06576	Not provided	N.D.	Not provided	Outside
06787	Tang, Bai "Tom", Deirdre Encarnacion, and Daniel Ballester	2008	Historical/Archaeological Resources Survey Report: Chino Groundwater Basin Dry-Year Yield Program Expansion, Los Angeles, Riverside and San Bernardino Counties, California.	Outside
07666	Hilton, Elizabeth, Daniel Paul, and Shelly Long	2013	Historic Property Survey Report: Monte Vista Avenue Grade Separation Project, City of Montclair, San Bernardino County, California.	Outside

### Previously Recorded Cultural Resources

The SCCIC records indicate that nine (9) cultural resources have been previously recorded within a half-mile of the Project site, none of which overlap or are adjacent to the proposed Project site. Of these, eight (8) are historic built environment resources and one (1) is a historic-era archaeological resource. Historic built environment resources or non-archaeological resources fall outside of the scope of the present study and will not be addressed in this report. Table 2, below, summarizes the single previously recorded archaeological resource identified within the records search area.

**Table 2. Previously Recorded Cultural Resources with a 1-Mile Radius of the Proposed Project Site**

Primary Number (P-36-)	Trinomial (CA-SBR-)	Description	Recording Events	OHP CHR Status Codes	Proximity to Proposed Project Site
010330	010330H	Standard gauge railroad tracks associated with the Southern Pacific Railroad at Monte Vista Avenue	1999 (S. Ashkar,); 2002 (Goodwin, R.); 2008 (Harper, C.D.); 2010 (Tibbet, C.); 2012 (Paul, Daniel D.)	6Y: Determined ineligible for NR by consensus through Section 106 process—Not evaluated for CR or Local Listing.	Approximately 1,978 feet (603 meters) north of the proposed Project site.

### Historical Topographic Maps

Historical Topographic maps reviewed are available for the years 1897, 1900, 1903, 1906, 1908, 1911, 1912, 1917, 1927, 1929, 1932, 1933, 1939, 1942, 1947, 1955, 1960, 1962, 1963, 1965, 1969, 1973, 1975, 1982, 2012, 2015, and 2018 (NETR 2021a).

The 1897-1932, 1939, and 1947 topographic maps show the proposed Project site as undeveloped with Mission Boulevard serving as the proposed Project site’s southern boundary and the nearby Union Southern Pacific Railroad just to the north outside of the project site. There is an intermittent stream running generally northeast to southwest appearing to intersect the northwestern quadrant of the proposed Project site. The 1933 and 1942 topographic map depicts an increase in development within the surrounding areas. The topographic map from 1955 depicts the proposed Project site in use as an orchard. The following topographic maps show no significant change until 1969. The 1969 topographic map no longer shows the proposed Project site as an orchard or with an intersecting stream. However, interestingly, the 1973 topographic map resembles the 1969 topographic map and depicts the proposed Project site as an orchard. The 1975 topographic map shows the area as void of vegetation and containing a single rectangular structure in the center of the eastern half of the proposed Project site. The 1982 topographic map shows no significant change to the proposed Project site. It should be noted that maps dating to 2012 and earlier, only depict structures of cultural or societal significance, such as: Fire stations, schools, and churches. The 2012-2018 topographic maps do not depict any structures within the proposed Project site. While topographic maps are informative, they don’t show the minute changes to a landscape overtime and at times, are inconsistent with what is depicted year to year. Nonetheless, the information gathered contributes to the understanding of the chronological development of a study area.

### Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1938, 1946, 1948, 1953, 1959, 1964, 1965, 1966, 1972, 1980, 1994, 1999, 2000, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018 (NETR 2021b). Table 3, below, summarizes the results of the aerial photograph review of the proposed Project site and surrounding properties for all available years.

**Table 3. Historic Aerial Photographs Showing the Proposed Project Site**

Year	Description
1938	The proposed Project site as occupied by an orchard with Mission Boulevard serving as the site's southern boundary and the Union Pacific Railway nearby to the north. There is a small [un-named] creek running generally northeast to southwest appearing to intersect the northwestern corner of the proposed Project site.
1946	No significant changes to the proposed Project site.
1948	No significant changes to the proposed Project site.
1959	The orchard as much smaller, although still covering the entirety of the proposed Project site.
1964	There is no longer a creek, originally seen in the 1938 photograph, intersecting the proposed Project site.
1965	The proposed Project site is no longer in use as an orchard and is void of both vegetation and structures.
1966	The proposed Project site is undeveloped; however, there is a rectangular area in the southeastern corner (Parcel 2) of the proposed Project site that appears to be graded.
1972	The southeastern quadrant (Parcel 2) is developed, with a structure in the northern half and a parking lot in the remaining areas. It should be noted that the structure is not in the same location as the rectangular graded area previously mentioned, but rather, it is a slightly smaller rectangular structure located just north of where the graded portion was. The southwestern quadrant (Parcels 1 and 3) is depicted as a curvilinear graded area, which is similar in layout as the present-day paved lot. The northern half of the proposed Project site is shown as an undeveloped dirt lot.
1980	The curvilinear graded area in the southwestern quadrant (Parcels 1 and 3) is much more defined, possibly paved. The northwestern quadrant now appears to be in use as a parking lot (Parcel 1).
1994	**No significant changes to the proposed Project site.
1999	The northeastern quadrant (Parcel 2) appears to be in used for storage and/or as a parking lot.
2000	No significant changes to the proposed Project site.
2002	**No significant changes to the proposed Project site.
2005	The curvilinear graded area in the southwestern quadrant (Parcels 1 and 3) appears to be less defined.
2009	The northeastern corner is a dirt lot, not in use for storage and/or as a parking lot; however, immediately south of this graded area, the paved area appears to serve as a lot for parking and/or storage
2010	No significant changes to the proposed Project site.
2012	No significant changes to the proposed Project site.
2014	No significant changes to the proposed Project site.
2016	No significant changes to the proposed Project site.
2018	No significant changes to the proposed Project site.

\*\* **Note:** Due to the poor photograph quality, observations based on the photograph is indeterminate.

### Geotechnical Report Review

The geotechnical report, Geotechnical Engineering Investigation Proposed Industrial Warehouse Development 5006 and 5010 Mission Boulevard Montclair, California (NorCal Engineering 2021), was prepared by NorCal Engineering for the current proposed Project site to address the subsurface conditions. The report details the results of seven (7) hollow stem auger borings. These borings were placed at accessible locations throughout the proposed Project site and include two locations (Boring (B-) 4 and B-7) within Parcel 1 (northwest parcel; APN 101-131-115), four locations (B-2, B-3, B-5, and B-6) within Parcel 2 (eastern parcel; APN 101-131-119), and 1 location (B-1) within Parcel 3 (southwestern parcel; APN 101-131-117). Subsurface exploratory investigations extended to a maximum depth ranging from 7 to 21 feet (ft) below ground surface (bgs) and were completed on March 19, 2021. According to geotechnical report, the soils encountered include: 1) Fills soils: characterized as brown, fine to

coarse-grained, silty sand encountered between 1 to 3.5 ft bgs; however the report does not indicate whether the fill soil is natural or engineered fill; 2) Native soils: characterized as brown, fine to coarse-grained silty sand with occasional gravel and cobble and silt content increasing with depth, encountered at 1.5-3.5 ft beneath the fill soils to the maximum depth reached when testing, which varied between 7 and 21 ft bgs. The majority of the boring locations encountered engineered fill from surface to 1.5 ft bgs were encountered within Parcel 1 and Parcel 3, including two locations within Parcel 2 (B-2 and B-5); however, within Parcel 2, two locations, B-3 and B-6, encountered engineered fill from surface to 3.5 and 2 ft bgs, respectively. A summary of the subsurface exploratory boring results is provided in Table 4, below.

**Table 4. Summary of Subsurface Boring Results - NorCal Engineering 2021**

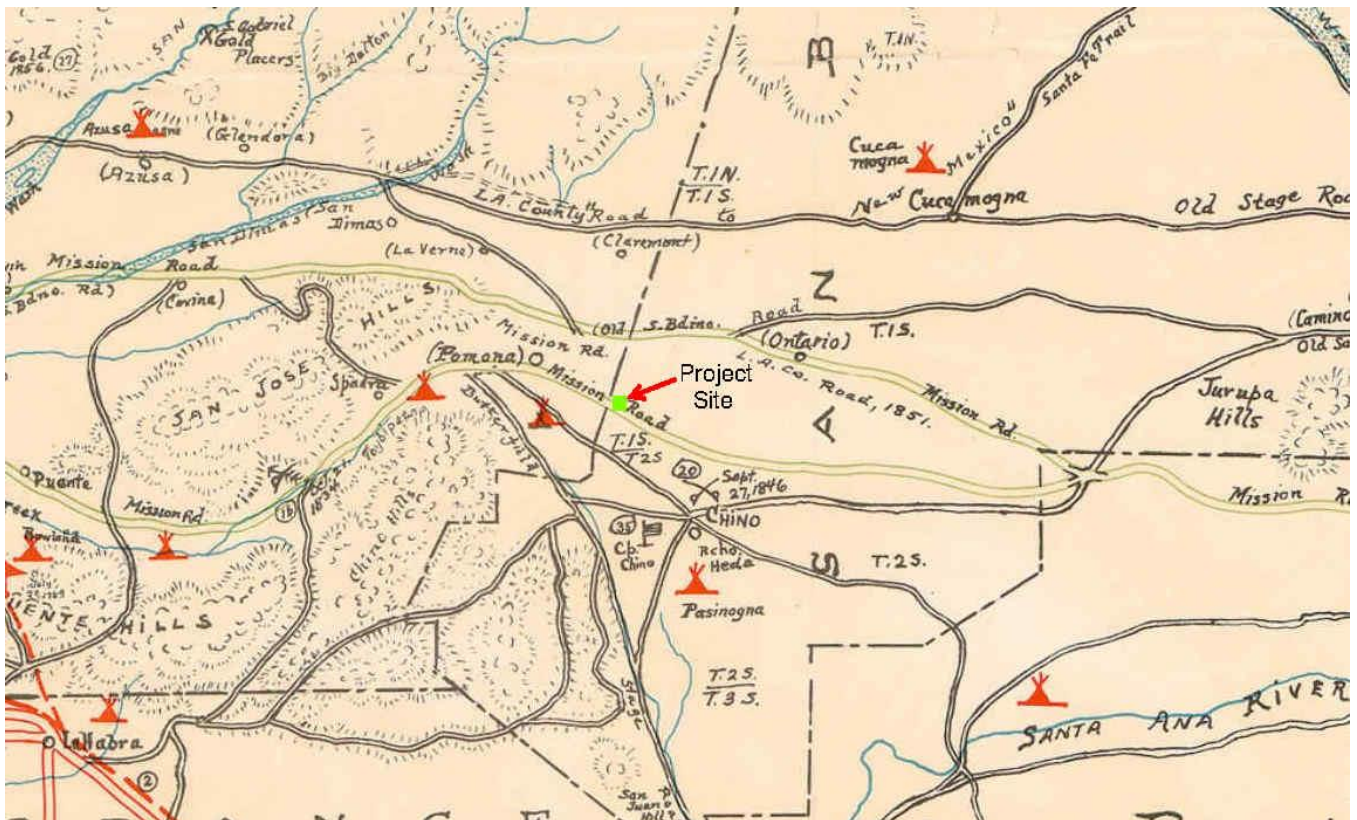
Boring	0-5 Feet	5-10 Feet	10-15 Feet	15-20 Feet
B-1	0-1.5 ft: Fill Soils	1.5-15 ft: Native Soils		
B-2	0-1.5 ft: Fill Soils	1.5-15 ft: Native Soils		
B-3	0-3.5 ft: Fill Soils	3.5-21 ft: Native Soils		
B-4	0-2 ft: Fill Soils	2-10 ft: Native Soils		
B-5	0-1.5 ft: Fill Soils	1.5-10 ft: Native Soils		
B-6	0-2 ft: Fill Soils	2-7 ft: Native Soils		
B-7	0-1.5 ft: Fill Soils	1.5-15 ft: Native Soils		



## 1938 Kirkman-Harriman Historical Map Review

Dudek cultural resources specialists reviewed sources commonly identified through Tribal consultation, notably the 1938 Kirkman-Harriman Historical Map (Image 1). Based on this map, the proposed Project site is overlapping the north side of the northwest-southeast oriented Mission Road, a road that is noted as a “highway” created around the year 1851; approximately 1.5 miles south of “Old S[an] B[ernard]ino Road”; and over 2 miles northeast of a tributary that links with the Santa Ana River to the south. The nearest mapped Native American village is more than 1.5 miles west/southwest of the proposed Project site and is unnamed. It should be noted that this map is highly generalized due to scale and age which may result in less precise measurements with regard to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833) and is considered a secondary source since the map itself is based on review of other historic documents and notes. Although the map contains no specific primary references, it is consistent with the details documented by the Portolá expedition (circa 1769–1770). The map is a valuable representation of post-colonization mission history; however, it is limited to a specific period of Native American history post European contact and substantiation of the specific location and nature of the represented individual features should be verified by archaeological records and/or other primary documentation. No archaeological site records reviewed for this analysis mention the nearest village on the 1938 Kirkman-Harriman map; however, the CHRIS records search was conducted employing a 0.5-mile radius from the Property. This suggests that the village is either likely no nearer than 0.5-mile from the Property or if existent within the records search radius, subsurface deposits associated with the village have not yet been discovered.

Image 1. 1938 Kirkman-Harriman Historical Map



## Native American Coordination

### Assembly Bill 52 and Senate Bill 18

The proposed Project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives that have requested notification who are traditionally or culturally affiliated with the geographic area of the proposed Project site. In addition, the proposed Project is subject to compliance with Senate Bill (SB) 18 (Government Code Section 65352.3), which requires local governments to invite California Native American Tribal representatives to participate in consultation about proposed General Plan and Specific Plan adoptions or amendments. The City is considering an amendment to the General Plan for the proposed Project site and as such, initiated SB 18 consultation. All records of correspondence related to AB 52 and SB 18 notification and any subsequent consultation are on file with the City. A summary of the consultation record is provided and addressed in the Initial Study/Mitigated Negative Declaration document for the proposed Project.

## Field Survey

### Methods

Dudek Lead Archaeologist, Linda Kry, conducted a pedestrian survey of the proposed Project site on October 12, 2021, using standard archaeological procedures and techniques. The intensive-level pedestrian survey was conducted in parallel transects, spaced no more than 10 meters apart (approximately 32 feet), where feasible. The survey area includes APNs 1101-311-15 (Parcel 1), 1101-311-19 (Parcel 2), and 1101-311-17 (Parcel 3) (see Figure 2). The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as burrows, cut banks, and drainages were also visually inspected for exposed subsurface materials. No artifacts were collected during the survey.

All fieldwork was documented using field notes and an Apple Generation 7 iPad (iPad) equipped with ESRI Collector and Avenza PDF Maps software with close-scale georeferenced field maps of the proposed Project site, and aerial photographs. Location-specific photographs were taken using the iPad's 12-mega-pixel resolution camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California office. All field practices met the Secretary of Interior's standards and guidelines for a cultural resources inventory.

### Results

The western half and southeastern quadrant of the proposed Project site is vacant. While the majority of the western half of the proposed Project site within Parcel 1 (APN 1101-311-15) is undeveloped, the southwestern quadrant of the proposed Project site or Parcel 3 (APN 1101-311-17) had remnants of pavement for parking partially obscured by dense grass coverage, including foundation that appears to be associated with a former RV Sales, Service and Storage business that is longer in operation. The southeastern portion of the proposed Project site's Parcel 2 (APN 1101-311-19) is paved and includes a now abandoned building associated with a car dealership. In the northeastern quadrant of proposed Project site, the northern half of Parcel 2, is presently used as a construction



equipment staging area within an unpaved portion of Parcel 2. Based on current site conditions, an intensive-level pedestrian survey was conducted within Parcels 1 and 3 and an opportunistic approach was utilized within Parcel 2, due to the presence of pavement, extant structural features, and staged construction equipment and also was employed along the frontage of the proposed Project site, within the landscaped areas along Mission Boulevard. Careful attention was given to barren ground including at the base of trees and bushes, within paths/trails and any subsurface soils exposed by burrowing animals. Ground surface visibility within the proposed Project site was variable and as such, in areas of dense ground coverage, surface scrapes were occasionally implemented, when necessary, to enhance detection of archaeological materials that may have been obscured on the surface. Survey results for the three parcels that make up the proposed Project site are discussed individually below.

### **Parcel 1 (APN 1101-311-15)**

This parcel accounts for approximately 70% of the western half of the proposed Project site. Ground surface visibility within this parcel was poor (less than 10%) and is due to dense grass coverage; however, one area, which appears to have been subject to ground disturbance and removal of any grass coverage was observed in an area measuring roughly 20-foot by 20-foot, which allowed for excellent ground surface visibility (100%). Also present within this parcel are the remains of a paved lot associated with the former RV business that is now defunct within Parcel 3, to the south. Disturbances in this parcel consist of modern debris, the ground disturbance/vegetation removal previously mentioned, and vehicular tracks visible throughout the parcel, as evidenced by the imprint of the tracks on the dense grass, including stockpiles of broken concrete/pavement. No cultural material was observed within Parcel 1.

### **Parcel 2 (1101-311-19)**

This parcel represents the eastern half of the proposed Project site and 80% of this parcel is paved and includes an abandoned building, which did not allow for the observation of any exposed ground soils. However, within the northern half of this parcel, accounting for 20% of the overall parcel, is an area with exposed ground surface that at the time of the survey, is currently used by a tenant for storage/staging of construction equipment. For this reason, ground surface visibility of the limited area of exposed ground soils was poor (less than 30%). Modern debris was observed scattered, including construction related debris and office furniture. No cultural material was observed within Parcel 2.

### **Parcel 3 (APN 1101-311-17)**

This Parcel is located south of Parcel 1, within the southwestern quadrant of the proposed Project site. Ground surface visibility within Parcel 3 was generally poor (less than 15%), due to presence of structural remains, pavement, and dense grass coverage. Observed within the parcel was a scatter of modern debris, including structural refuse, personal items such as clothes and shoes, as well as consumables. No cultural material was observed within Parcel 3.

As previously mentioned in Geotechnical Report Review section, subsurface exploratory boring investigations encountered fill soils between 1 to 3.5 ft bgs within the proposed Project site. The presence of the fill soil is an indication that any potential cultural material between 1 to 3.5 ft bgs, has been buried, destroyed or previously displaced from the primary depositional location. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits would exist in context was not observed during the survey. No cultural materials were observed within Parcels 1 through 3; however, due to the presence of fill soils, observation of intact native soils was not possible.

## 6 Sensitivity Analysis

### Archaeological Sensitivity

No prehistoric or historic-era archaeological resources have been identified within the proposed Project site or a half-mile radius as a result of background research, CHRIS database records search, or the archaeological pedestrian survey. However, the proposed Project site has not been subject to any previous cultural resource investigations and therefore any cultural resources that may exist or did exist within the proposed Project site prior to the placement of fill soils are unknown. According to the aerial photographs review, the proposed Project site served as an orchard as early as 1938 and included a small unnamed creek that traversed the site roughly northeast-southwest within the northwestern quadrant (Parcel 1). By the mid-1960s, the proposed Project site was transformed from an orchard to graded lots shown in the southwestern corner within Parcel 2 and the infill of the unnamed creek within Parcel 1. The years following (1970s to early 2000s) show that the proposed Project site underwent grading for the development of buildings and/or paved and unpaved lots for parking/storage. A pedestrian survey for the proposed Project (conducted October 12, 2021) did not identify any surficial evidence of cultural material.

A review of a geotechnical report prepared for the proposed Project site determined that fills soils were encountered between 1 to 3.5 ft from the existing ground surface within all seven (7) exploratory boring locations. Current Project design involves a maximum depth of ground disturbance of 20 ft for the underground infiltration facilities that are proposed along Mission Boulevard, including along the western and eastern portions of the proposed Project site and an average depth of ground disturbance between approximately 2 to 4 ft below the existing ground surface for the remainder of the site.

In consideration of all these factors, the potential to encounter unknown intact archaeological resources between current grade and 1.5 feet within Parcels 1 and 3, and between current grade and 3.5 ft within Parcel 2 is unlikely. However, the potential for intact cultural deposits to exist within soils underlying fills soils to proposed depths of disturbance is unknown considering the lack of opportunity to observe native soils during the pedestrian survey and that no previous cultural investigation has occurred prior to placement of fill soils. Given the shallow depths of previous ground disturbance the limited development of the proposed Project site since the early twentieth century as well as previous presence of an unnamed creek, there is potential for archaeological resources within the proposed Project site to be present within the native soils that exist beneath fill soils. Since proposed depths of disturbance extend deeper than documented fill soils, native soils with the potential for archaeological deposits to exist will be disturbed. In the event that unknown archaeological resources are encountered during Project implementation, impacts to these resources could be significant. As such, the following management recommendations are provided to ensure that measurements are in place for the proper treatment of any inadvertently discovered archaeological resources and potential impacts to archaeological resources and human remains would be reduced to less than significant.

## 7 Management Recommendations

Although the proposed Project site has been subject to ground disturbance as a result of development between the early twentieth to the early twenty-first centuries, the ground disturbing activities associated with the landscape use during that period was limited and therefore, it is possible that unknown intact archaeological resources could be encountered subsurface during ground disturbing activities within native soils. The following measures have been developed to ensure that any inadvertent discovery of archaeological resources will be treated appropriately and in accordance with CEQA regulations: preconstruction training, retention of an on-call archaeologist to respond to and address inadvertent discoveries, and inadvertent discovery clause implemented and included on all construction plans associated with ground disturbing activities. Dudek further recommends monitoring be conducted during ground disturbing activities from 1.5 ft below current grade within Parcels 1 and 3, between 1.5 and 3.5 ft below current grade within Parcel 2, and an additional survey be conducted once fill soils have been removed from all three parcels. If cultural materials are observed during the course of ground disturbing activities below fill soils, then subsurface testing may be required. With the implementation of the recommendations provided below, the proposed Project will have a less than significant impact on archaeological resources.

### Inadvertent Discovery of Archaeological Resources

In addition to the recommendations provided below, Dudek recommends that an inadvertent discovery clause, written by an archaeologist, be added to all construction plans associated with ground-disturbing activities.

All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. Informational pamphlet and/or a presentation shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified for the duration of construction activities. Additionally, in consideration of the potential to encounter intact cultural deposits beneath fill soils, the qualified archaeologist shall monitor ground disturbing activities between 1 to 3.5 ft below current grade and shall survey the proposed Project site once fill soils have been removed to ensure no cultural deposits underly the fill layer. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist is notified immediately to assess the significance of the find and determine whether or not

TO: MICHAEL DIAZ

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City of Montclair, San Bernardino County, California

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additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted.

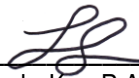
If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.

### Inadvertent Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

Should you have any questions relating to this report and the findings and recommendations, please do not hesitate to contact me directly at lkry@dudek.com or Heather McDaniel McDevitt at hmcdevitt@dudek.com.

Sincerely,



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Linda Kry, B.A., RA  
Archaeologist



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Heather McDaniel McDevitt, M.A., RPA  
Senior Archaeologist

Att.: Appendix A: Figures  
Appendix B. CONFIDENTIAL SCCIC Records Search Results  
cc: Patrick Cruz, Dudek

## 8 References

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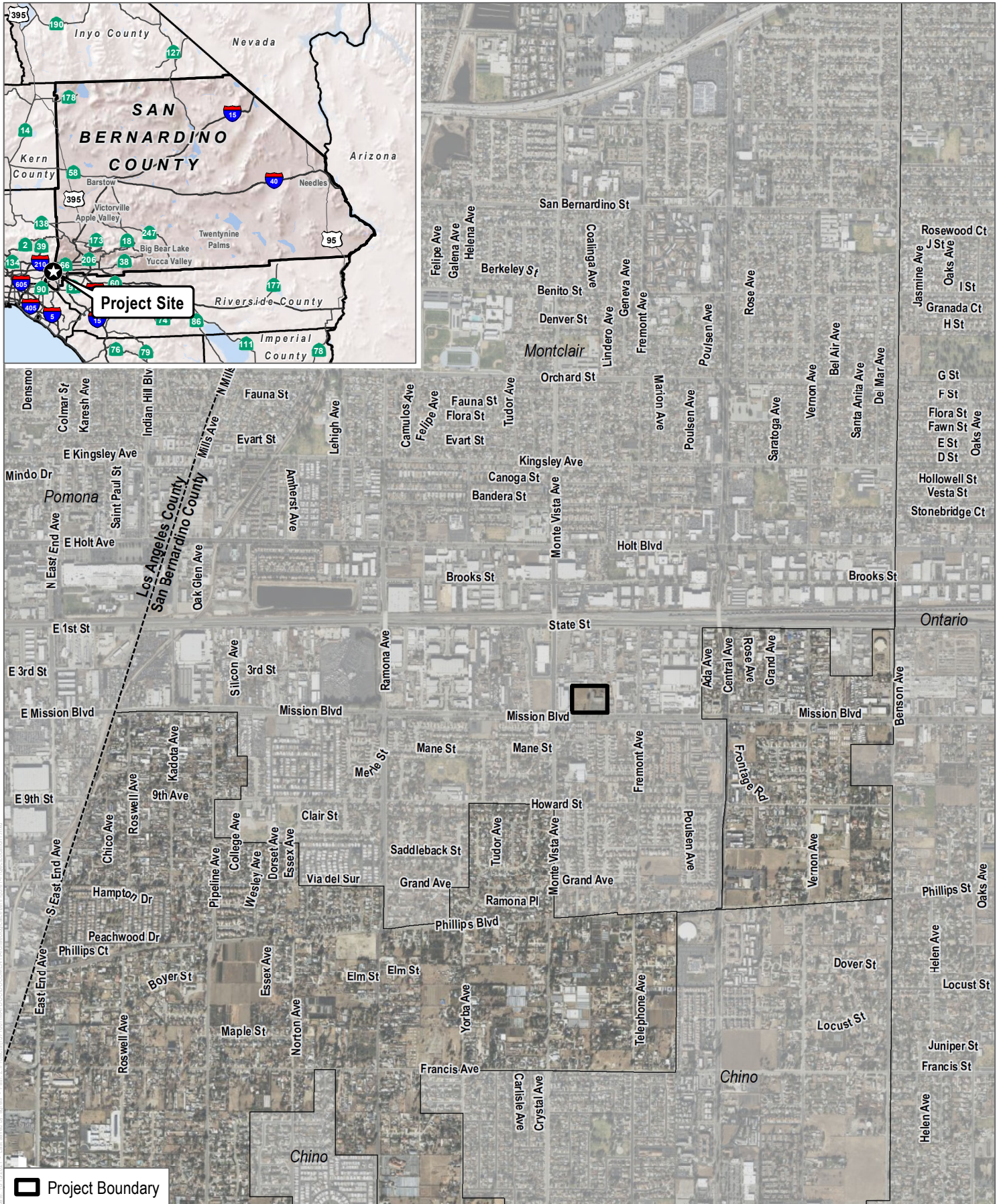
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# Appendix A

## Figures





SOURCE: County of Los Angeles; County of San Bernardino; Bing Maps

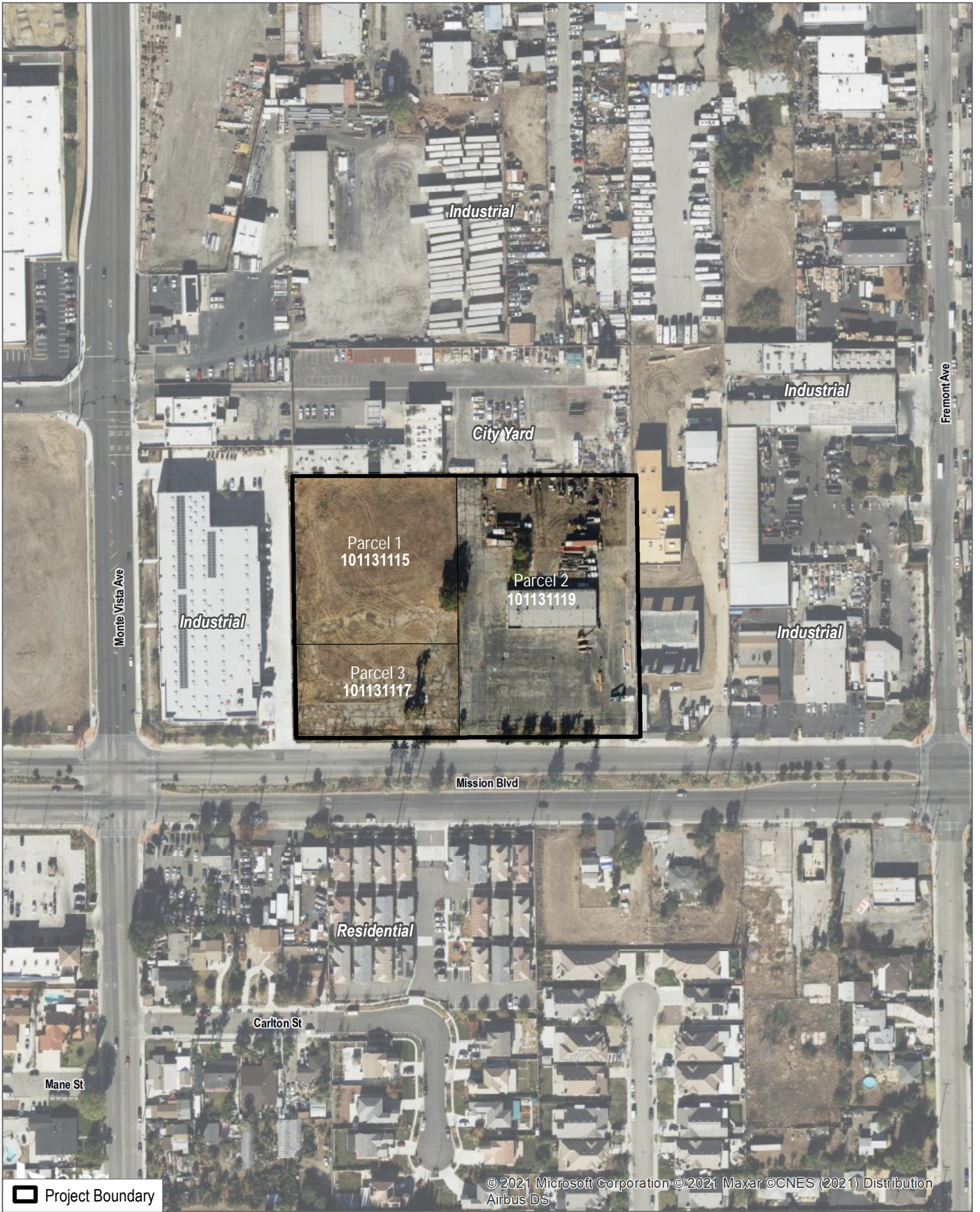
**FIGURE 1**

**Project Vicinity**

Mission Boulevard Warehouse







SOURCE: County of San Bernardino; Bing Maps

**FIGURE 2**

**Project Location**

Mission Boulevard Warehouse





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## **Appendix B**

### CONFIDENTIAL SCCIC Records Search Results