



September 10, 2019

Ms. Tracy Zinn  
T&B Planning, Inc.  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, California 92780

Subject: Paleontological Resource and Monitoring Assessment for the proposed Majestic Chino Heritage Project in the city of Chino, San Bernardino County, California (APNs 1027-231-01, 1027-241-01 and -02, 1027-371-01, 1027-381-01 and -02, 1056-201-01, 1056-331-01, -06, and -07, 1056-341-01, 1056-392-02 to -06, -11, and -12, 1057-181-24, 1057-191-01 and -02, 1057-201-05 to -08, and 1057-212-10)

Dear Ms. Zinn:

**Introduction and Location:** A Paleontological Resource and Monitoring Assessment has been completed for the proposed Majestic Chino Heritage Project (Attachments 1 and 2). The 265.2-acre project includes an approximately 97-acre development site and five separate fill dirt borrow sources identified as Borrow Sites 1 to 5. The project is located approximately one mile east of State Route 71, approximately seven miles west of Interstate 15, and approximately five miles south of State Route 60. All of the proposed sites have recently experienced agricultural use and farming operations with remnants of residential and agricultural infrastructure still present. The project, which includes Accessor's Parcel Numbers (APNs) 1027-231-01, 1027-241-01 and -02, 1027-371-01, 1027-381-01 and -02, 1056-201-01, 1056-331-01, -06, and -07, and 1056-341-01 (development site); 1056-392-02 to -06, -11, and -12 (Borrow Site 1); 1057-191-01 and -02 (Borrow Site 2); 1057-201-05 to -08 (Borrow Site 3); 1057-212-10 (Borrow Site 4); and 1057-181-24 (Borrow Site 5), is located within an unsectioned portion of the USGS 7.5-minute Prado Dam and Corona North, California topographic maps, Township 2 South, Ranges 7 and 8 West (projected). The primary development site plan includes the construction of two buildings designed to provide general industrial space and associated improvements such as vehicle parking areas, stormwater drainage facilities, and ornamental landscaping.

**Geology:** Geologically, on the 1:100,000-scale geologic map of the Santa Ana 30' x 60' quadrangle (Attachment 3, after D. M. Morton, 2004), the development and borrow sites are located on the distal margins of the broad alluvial floodplain of the ancestral Santa Ana River. The project is mapped as being underlain by Quaternary (early Pleistocene) very old alluvial fan deposits (light brown, Qvof<sub>a</sub>, on Attachment 3) that are cut across by late Quaternary (latest Pleistocene and Holocene) sandy axial channel deposits (fluvial channel deposits along canyon floors) (tan, Qya<sub>a</sub>, on Attachment 3) in ephemeral drainages. A geotechnical report with boring logs was not available for examination, but these sorts of reports typically do not differentiate

between younger alluvial and alluvial fan sediments and the very old alluvial fan sediments that are mapped as Qvof<sub>a</sub> on Attachment 3.

**Records Search:** Three museum collections and records searches related to the Majestic Chino Heritage Project were previously conducted by the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands (E. G. Scott, 2006; copy attached) and the Section of Vertebrate Paleontology at the Natural History Museum of Los Angeles County (LACM) in Los Angeles (S. A. McLeod, 2006 and 2016; copies attached). None of the reports revealed any previously recorded fossil localities from within the boundaries of the current development site or borrow sites. However, McLeod (2006) reported a single locality to the south-southeast between Norco and Corona, in Riverside County, that yielded a fossil specimen of deer (*Odocoileus*) from LACM loc. 1207. In the second LACM records search report, generated for the nearby Chino Parcel Delivery Project, McLeod (2016) reported a fossil whipsnake (*Masticeophis*) from a locality (LACM loc. 7811) that is approximately 2.5 to 4.5 miles east-northeast of the Majestic Chino Heritage Project. This report encompassed the current development site, borrow sites, and several miles surrounding them in all directions. However, the closest known fossil localities to the current project were collected during excavation of the Riverside County Flood Control and Water Conservation District's County Line Channel Project that terminated at the Cucamonga Creek Channel approximately two to four miles east-northeast of the proposed project (G. L. Kennedy *et al.*, 2005). Pleistocene terrestrial mammal remains recovered from subsurface exposures interpreted to represent ancestral Santa Ana River fluvial (floodplain) sediments included extinct camel (*Camelops* sp., cf. *C. hesternus*) and extant bighorn sheep (*Ovis canadensis*). The proximity of these latter localities to the proposed project demonstrates the High paleontological sensitivity of the Pleistocene very old alluvial fan sediments at the surface and in the shallow subsurface in this region.

**Regulatory Guidelines – City Policies:** The City's General Plan (City of Chino, 2010) sets forth the goals and policies for the City to manage future growth and land uses. Chapter 9 (Open Space and Conservation Element) of the General Plan contains the following policies designed to protect paleontological resources within the city:

- Goal OCS-7: Preserve Chino's connection to its history.
  - Policy P3: In the event that unknown archaeological or paleontological resources are discovered during construction, the Planning Division shall be notified immediately. All construction shall stop and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology should be retained to evaluate the discovered resources and recommend appropriate action.

**Paleontological Sensitivity:** The degree of paleontological sensitivity of any particular area is based on a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether or not the original depositional environment of the sediments is one that might have been conducive to the accumulation of organic remains that might have become fossilized over time. Late Quaternary (Holocene, or "modern") alluvium is generally considered to be geologically too young to contain significant nonrenewable

paleontological resources (*i.e.*, fossils) and is thus typically assigned a low paleontological sensitivity. Older, Pleistocene (> 10,000 year old), alluvial and alluvial fan deposits in the Inland Empire, however, often yield important Ice Age, and older, terrestrial vertebrate fossils, such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, and camel, saber-toothed cats, and others (Scott, 2006, attached). These Pleistocene sediments are thus accorded a “High” paleontological resource sensitivity. The fossil vertebrates recovered from the adjacent Riverside County Line Channel Project (Kennedy *et al.*, 2005) further supports the High paleontological sensitivity ranking for the proposed Majestic Chino Heritage Project.

**Recommendations:** The existence of Quaternary very old alluvial fan sediments (light brown, Qvof<sub>a</sub>, on Attachment 3) across all of the project sites, the High paleontological resource sensitivity (High B) assigned to these Quaternary exposures in adjacent Riverside County, the numerous fossil collections made from older alluvial and alluvial fan deposits across the Inland Empire (*e.g.*, Jefferson, 1991; Scott, 2006, attached), and the Quaternary fossil mammal remains recovered from the adjacent Riverside County Line Channel project (Kennedy *et al.*, 2005) support the recommendation that full-time paleontological monitoring be required starting at a depth of four feet below the surface during mass grading and borrow removals, excavation (utility trenching, etc.), and drilling activities in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. If construction excavation observations provide additional relevant information, this recommendation may be modified. For grading and other earth-disturbing activities at depths between two and four feet below the surface, periodic spot checks for potential paleontological resources is warranted. Periodic monitoring will consist of approximately one to two scheduled site visits per week by a paleontological monitor during ground-disturbing construction. Monitoring for paleontological resources at depths less than two feet is not recommended.

A paleontological Mitigation Monitoring and Reporting Program (MMRP) consistent with the provisions of the California Environmental Quality Act (CEQA), those of the City of Chino, and the draft guidelines of the Society of Vertebrate Paleontology should be implemented for any mass grading and excavation-related activities, including utility trenching and boring activities, during site preparations for the construction of the proposed OC Prado project sites. A proposed paleontological mitigation plan follows.

**Proposed Paleontological Mitigation Plan:**

1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed surficial exposures of Pleistocene very old alluvial fan deposits (Qvof<sub>a</sub> on Attachment 3) below a depth of four feet. Periodic spot checks (one to two visits per week) will be performed in areas with earth disturbance ranging from two to four feet deep. Monitoring is not recommended for earth disturbances of less than two feet deep. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil

resources.

2. Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates if indicated by the results of test sampling. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

3. All fossils must be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

4. Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency (*i.e.*, the City of Chino), will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

If you have any questions concerning this evaluation, please feel free to contact us at our Poway office. Thank you for your time and consideration.

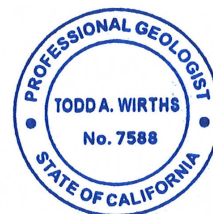
Sincerely,



George L. Kennedy, Ph.D.  
Senior Paleontologist



Todd A. Wirths, M.S., P.G.  
California Professional Geologist No. 7588



Attachments: Index maps, geologic map, LACM and SBCM records search reports

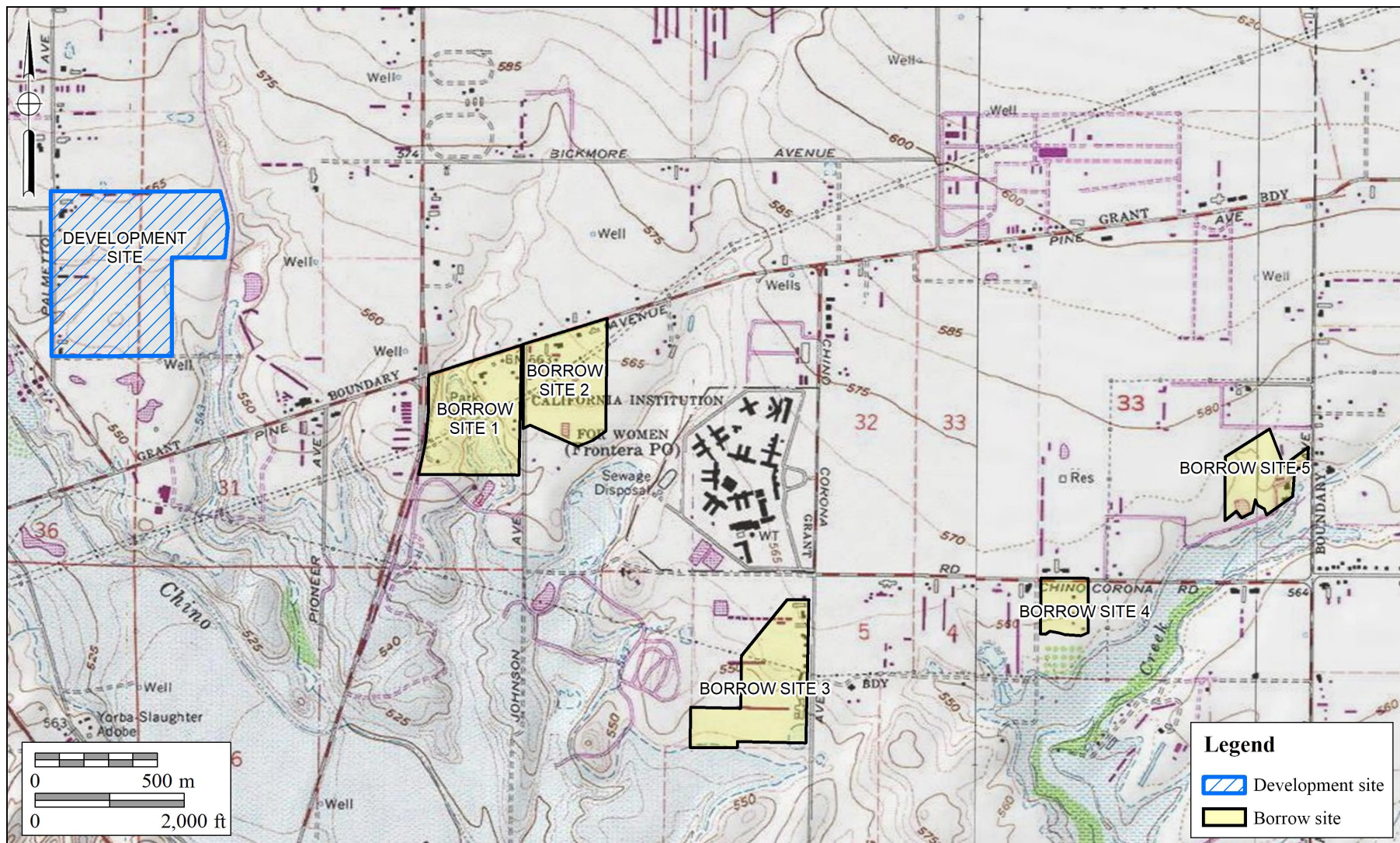
## **References:**

- City of Chino. 2010. Envision Chino General Plan 2025 – Chapter 9: Open Space and Conservation Element. Adopted July 2010.
- Jefferson, G. T. 1991. A catalogue of late Quaternary vertebrates from California: Part two, mammals. Natural History Museum of Los Angeles County, Technical Reports, no. 7: i-v + 1-129.
- Kennedy, G. L., Shiller, G. I., and Stewart, J. D. 2005. Paleontological monitoring report, County Line Channel, Riverside County Flood Control and Water Conservation District Project No. 2-0-0300, Riverside and San Bernardino Counties, California. Unpublished paleontological report prepared for Riverside Construction Company, Riverside, by Brian F. Smith & Associates, Poway.
- McLeod, S. A. 2006. Paleontological resources for the proposed The Ranch at Eastvale, CRM Tech # 1884-P, in the City of Eastvale, Riverside County, Paleo, project area. Museum collections and records search report prepared for CRM Tech, Riverside, by the Vertebrate Paleontology Section, Natural History Museum of Los Angeles County, Los Angeles.
- McLeod, S. A. 2016. Paleontological resources records search for the proposed Chino Parcel Delivery project, BFSa project # 16-018, in the City of Chino, San Bernardino County. Museum collections and records search report prepared for Brian F. Smith and Associates, Inc., Poway, by the Vertebrate Paleontology Section, Natural History Museum of Los Angeles County, Los Angeles.
- Morton, D. M. 2004. Preliminary digital geologic map of the Santa Ana 30' x 60' quadrangle, southern California, version 2.0. U. S. Geological Survey, Open-File Report 99-172: 1-50, sheets 1-2 (map scale 1:100,000).
- Scott, E. G. 2006. Paleontology literature and records review, The Ranch at Eastvale, Riverside County, California. Museum collections and records search report prepared for CRM Tech, Riverside, by the Division of Geological Sciences, San Bernardino County Museum, Redlands. (Includes references and monitoring and mitigation plan.)









## Attachment 2

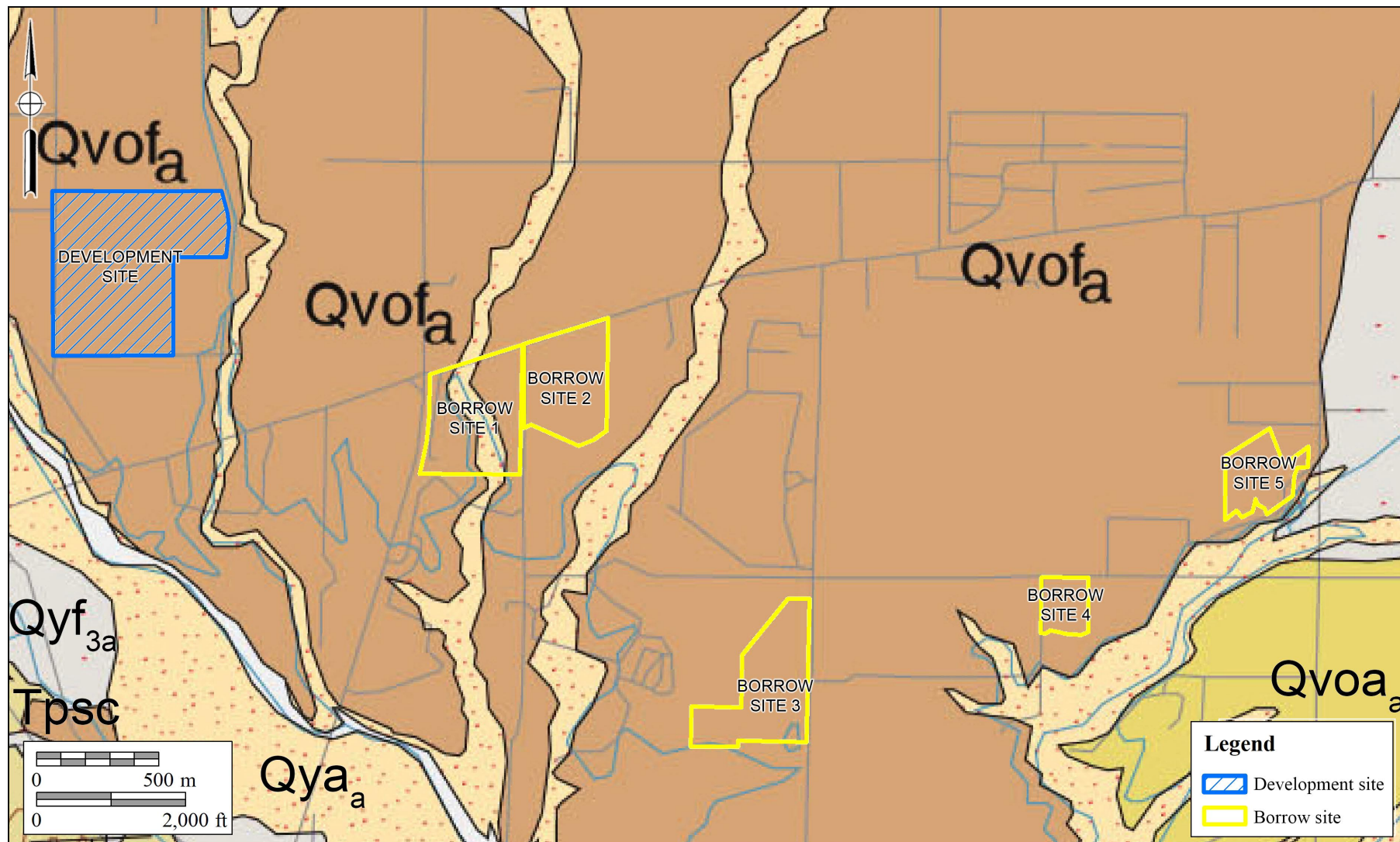
### Project Location Map

The Majestic Chino Heritage Project

USGS Prado Dam and Corona North Quadrangles (7.5 minute series)







### Attachment 3

### Geologic Map

The Majestic Chino Heritage Project

Geology after Morton (2004)



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

Vertebrate Paleontology Section  
Telephone: (213) 763-3325  
FAX: (213) 746-7431  
e-mail: smcleod@nhm.org

24 May 2006

CRM Tech  
4472 Orange Street  
Riverside, CA 92501

Attn: Laura Hensley Shaker

re: Paleontological resources for the proposed The Ranch at Eastvale, CRM Tech # 1884-P, in the City of Eastvale, Riverside County, Paleo, project area

Dear Laura:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed The Ranch at Eastvale, CRM Tech # 1884-P, in the City of Eastvale, Riverside County, Paleo, project area as outlined on the section of the Corona North USGS topographic quadrangle map that you faxed to me on 23 May 2006. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have a fossil vertebrate locality nearby from sedimentary deposits similar to those that probably occur subsurface in the proposed project area.

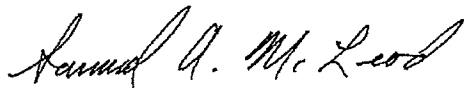
The surficial deposits in approximately the entire eastern one-half of the proposed project area consist of younger Quaternary Alluvium, either as fluvial deposits from Cucamonga Creek that forms the eastern border of the proposed project area or as fan deposits from the mountains to the north and east. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, and we do not have any localities nearby from these deposits. In approximately the western one-half of the proposed project area older Quaternary fan deposits derived from the Puente Hills to that west occur at the surface. Our closest fossil vertebrate locality from similar older Quaternary deposits is LACM 1207, south-southeast of the proposed project area between Corona and Norco, that produced a fossil specimen of deer, *Odocoileus*.

Surface grading or shallow excavations in the uppermost layers of soil and younger Quaternary Alluvium in the eastern portion of the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations in the eastern portion of the proposed project area that extend down into the older Quaternary sediments, however, as well as any

excavations in the western portion with surficial older Quaternary deposits, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Additional fossil vertebrate locality information for this area may be contained in the records of the University of California at Riverside Department of Geology (records and collections now at the University of California at Berkeley Museum of Paleontology). Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

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

Sincerely,

A handwritten signature in cursive script, reading "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice



## SAN BERNARDINO COUNTY MUSEUM

2024 Orange Tree Lane • Redlands, California USA 92374-4560  
(909) 307-2669 • Fax (909) 307-0539 • [www.sbcountymuseum.org](http://www.sbcountymuseum.org)



COUNTY OF SAN BERNARDINO  
PUBLIC AND SUPPORT  
SERVICES GROUP

ROBERT L. McKERNAN  
Director

6 July 2006

CRM Tech  
attn: Laura Shaker  
4472 Orange Street  
Riverside, CA 92501

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re: **PALEONTOLOGY LITERATURE AND RECORDS REVIEW, THE RANCH AT  
EASTVALE, RIVERSIDE COUNTY, CALIFORNIA**

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Dear Dr. Laura,

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) has completed a literature and records search for the above-referenced ~120-acre project in Eastvale, Riverside County, California. The proposed study area is located in the northwestern quadrant of section 27, Township 2 South, Range 7 West, San Bernardino Base and Meridian, as seen on the Corona North, California 7.5' United States Geological Survey topographic quadrangle map (1967 edition, photorevised 1981).

Previous mapping of the Eastvale region (Rogers, 1965; Morton and Gray, 2002) indicates that the proposed project property is situated upon surface exposures of very old alluvial fan deposits of early Pleistocene age (= unit **Qvof**), overlain in the eastern portion of the property by Holocene fan sediments (= **Qyf**). The Holocene alluvium has low potential to contain nonrenewable paleontologic resources, and so is assigned low paleontologic sensitivity. However, the Pleistocene alluvial fan deposits have high potential to contain significant nonrenewable paleontologic resources. Similar Pleistocene alluvial sediments elsewhere throughout Riverside County and the Inland Empire have been reported to yield significant fossils of extinct animals from the Ice Ages (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Pajak and others, 1996; Scott, 1997; Springer and others, 1998, 1999). Fossils recovered from these Pleistocene sediments represent extinct taxa including mammoths, mastodons, ground sloths, dire wolves, sabre-toothed cats, large and small horses, large and small camels, and bison, as well as plant macro- and microfossils (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Scott, 1997; Springer and others, 1998, 1999; Anderson and others, 2002). These Pleistocene sediments are therefore assigned high paleontologic sensitivity.

For this review, I conducted a search of the Regional Paleontologic Locality Inventory (RPLI) at the SBCM. The results of this search indicate that no previously recorded paleontologic resource localities are present within the boundaries of the proposed development property, nor from within at least one mile in any direction.

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## Recommendations

The results of the literature review and the check of the RPLI at the SBCM demonstrate that excavation in conjunction with development has high potential to adversely impact significant nonrenewable paleontologic resources present within the boundaries of the proposed Ranch at Eastvale property. A qualified vertebrate paleontologist must be retained to develop a program to mitigate impacts to such resources. This mitigation program should be consistent with the provisions of the California Environmental Quality Act (Scott and Springer, 2003), as well as with regulations currently implemented by the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology. This program should include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Areas requiring monitoring include all previously-undisturbed Pleistocene older alluvial sediments present within the boundaries of the property, both at the surface and at depth. Paleontologic monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. If the potentially-fossiliferous units described herein are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources, monitoring may be reduced or eliminated.
2. Preparation of all recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources (Scott and others, 2004).
3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). These procedures are also essential steps in effective paleontologic mitigation (Scott and others, 2004) and CEQA compliance (Scott and Springer, 2003). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not considered complete until such curation into an established museum repository has been fully completed and documented.
4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.

## References

- Anderson, R.S., M.J. Power, S.J. Smith, K.B. Springer and E. Scott, 2002. Paleoeecology of a Middle Wisconsin deposit from southern California. *Quaternary Research* 58(3): 310-317.
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Please do not hesitate to contact us with any further questions you may have.

Sincerely,

Eric Scott, Curator of Paleontology  
Division of Geological Sciences  
San Bernardino County Museum

Natural History Museum  
of Los Angeles County  
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Los Angeles, CA 90007

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8 March 2016

Brian F. Smith & Associates, Inc.  
14010 Poway Road, Suite A  
Poway, CA 92064

Attn: George L. Kennedy, Ph.D., Senior Paleontologist

re: Paleontological Resources Records Search for the proposed Chino Parcel Delivery Project,  
BFSA project # 16-018, in the City of Chino, San Bernardino County

Dear Dr. Kennedy:

I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed Chino Parcel Delivery Project, BFSA project # 16-018, in the City of Chino, San Bernardino County as outlined on the portions of the Prado Dam and Corona North USGS topographic quadrangle maps that you sent to me via e-mail on 24 February 2016. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have fossil vertebrate localities nearby from the same sedimentary deposits that occur in the proposed project area.

Most of the proposed project area has surface deposits that consist of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Bernardino Mountains to the north. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, and we do not have any localities nearby from these deposits. In the southwestern portion of the proposed project area though, on both sides of the drainage, there are surface exposures of older Quaternary Alluvium, likewise derived predominately of alluvial fan deposits from the San Bernardino Mountains to the north, and these deposits underlie the younger Quaternary Alluvium in the drainage and elsewhere in the proposed project area. Our closest fossil vertebrate locality from similar older Quaternary deposits is LACM 7811, due east of the northern portion of the proposed project area west of Mira Loma east of Archibald Avenue

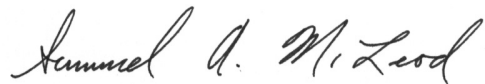


along Sumner Road north of Cloverdale Road, that produced a fossil specimen of whipsnake, *Masticophis*, at a depth of 9 to 11 feet below the surface. Further to the south-southeast of the proposed project area, on the northwestern side of Corona west of Cota Street between Railroad Street and Harrington Street, our vertebrate fossil locality LACM 1207 produced a fossil specimen of deer, *Odocoileus*.

Shallow excavations in the younger Quaternary Alluvium exposed in most of the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations there that extend down into the older Quaternary sediments, however, as well as any excavations in the older Quaternary Alluvium exposed in the southwestern portion of the proposed project area, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Sediment samples should also be collected from the finer-grained deposits in the proposed project area and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

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

Sincerely,

A handwritten signature in cursive script, reading "Samuel A. McLeod". The ink is dark and the signature is fluid, with a large 'S' and 'M'.

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice