

Appendix B Phase I Cultural Resources Assessment

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HISTORICAL RESOURCES EVALUATION

Arbor Express Car Wash Project

City of Rancho Cucamonga, San Bernardino County, California

Prepared for:

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Prepared by:

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Project No. RVA1802

Data Base Information:

Type of Study: Intensive Survey

Resources Recorded: Post War Residence at 9760 Arrow Route, Beverly Hills House at
9786 Arrow Route (Rancho Cucamonga Historic Landmark No. 32)

USGS Quadrangle: 7.5-minute *Guasti, California* (1981)



BCRCONSULTING LLC

December 7, 2018

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Ruth Villalobos & Associates, Inc. to complete a Cultural Resources Assessment of the proposed Arbor Express Car Wash Project (project) in the City of Rancho Cucamonga (City), San Bernardino County, California. The project occupies approximately 2.59 acres and is bounded by Arrow Route to the south, an educational center to the north, and privately owned residential properties to the east and west. A cultural resources records search, additional research, intensive-level pedestrian field survey, Sacred Lands File search with the Native American Heritage Commission (NAHC), and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search revealed that 23 previous cultural resources studies have taken place, and 24 cultural resources (22 historic-period buildings, one historic road, and one historic district) have been recorded within one-mile of the project site. None of the previous studies has assessed the project site, and no cultural resources have been previously recorded within its boundaries. During the field survey, BCR Consulting personnel identified two historic-period residential buildings within the project site boundaries. The first historic-period residential building was located at 9760 Arrow Route. It is recommended not eligible for listing in the California Register of Historical Resources (California Register). As such it is not recommended a "historical resource" under CEQA. It does not warrant further consideration. The residential building located at 9786 Arrow Route is known as the Beverly Hills House. Access issues to the Beverly Hills house and limited scope prevented a full evaluation of this property. However, it is listed as a Rancho Cucamonga City Landmark (#32) and for the current study is presumed eligible for listing in the California Register. Therefore the Beverly Hills House is presumed a historical resource (i.e. significant) under CEQA.

CEQA guidelines state "a project that may cause a substantial adverse change in the significance of a historical resource...may have a significant effect on the environment." Furthermore, substantial adverse change is defined by the California Public Resource Code as "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1[q]). Any project that proposes such impacts would result in a loss of integrity and as such would constitute a "substantial adverse change in the significance of a historical resource."

Preservation. Preservation in place is the preferred manner of mitigating impacts to historical resources under CEQA. Where preservation is not an option, mitigations may be developed in consultation with the City (or appropriate lead agency) in which potential adverse effects may be reduced. Potential options are summarized below.

Data Collection. Prior to any proposed project-related impacts, the City would complete or require the completion of Historic American Building Survey/Historic American Engineering Report (HABS/HAER) *style* photographic documentation of the subject property. While the photographs would meet HABS/HAER standards, only local curation (and no federal curation or involvement) would be necessary. The photographic documentation would be filed at the City and distributed to local libraries and historical societies as necessary for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate

the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (California Office of Historic Preservation 2001:6).

Through the implementation of this mitigation measure, impacts to the subject property would be reduced. However it may not be possible to reduce those impacts below a level of significance.

Resource Relocation. Relocation can mitigate the impacts of demolition if a compatible new site is available. However:

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR § 4852(d)(1)) Office of Historic Preservation 2001:6).

Implementation of this mitigation measure would potentially mitigate impacts to the resource below the level of significance. However, relocation would itself constitute a significant adverse change to the resource unless an appropriate compatible location could be identified.

Please note that limited property access prevented a systematic survey for prehistoric and historic-period archaeological resources. As a result, findings and recommendations for archaeological resources are not part of the current study.

If human remains are encountered during the project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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A:	DEPARTMENT OF PARK AND RECREATION 523 FORMS
B:	PALEONTOLOGICAL RESOURCES ASSESSMENT
C:	NATIVE AMERICAN HERITAGE COMMISSION CORRESPONDENCE

INTRODUCTION

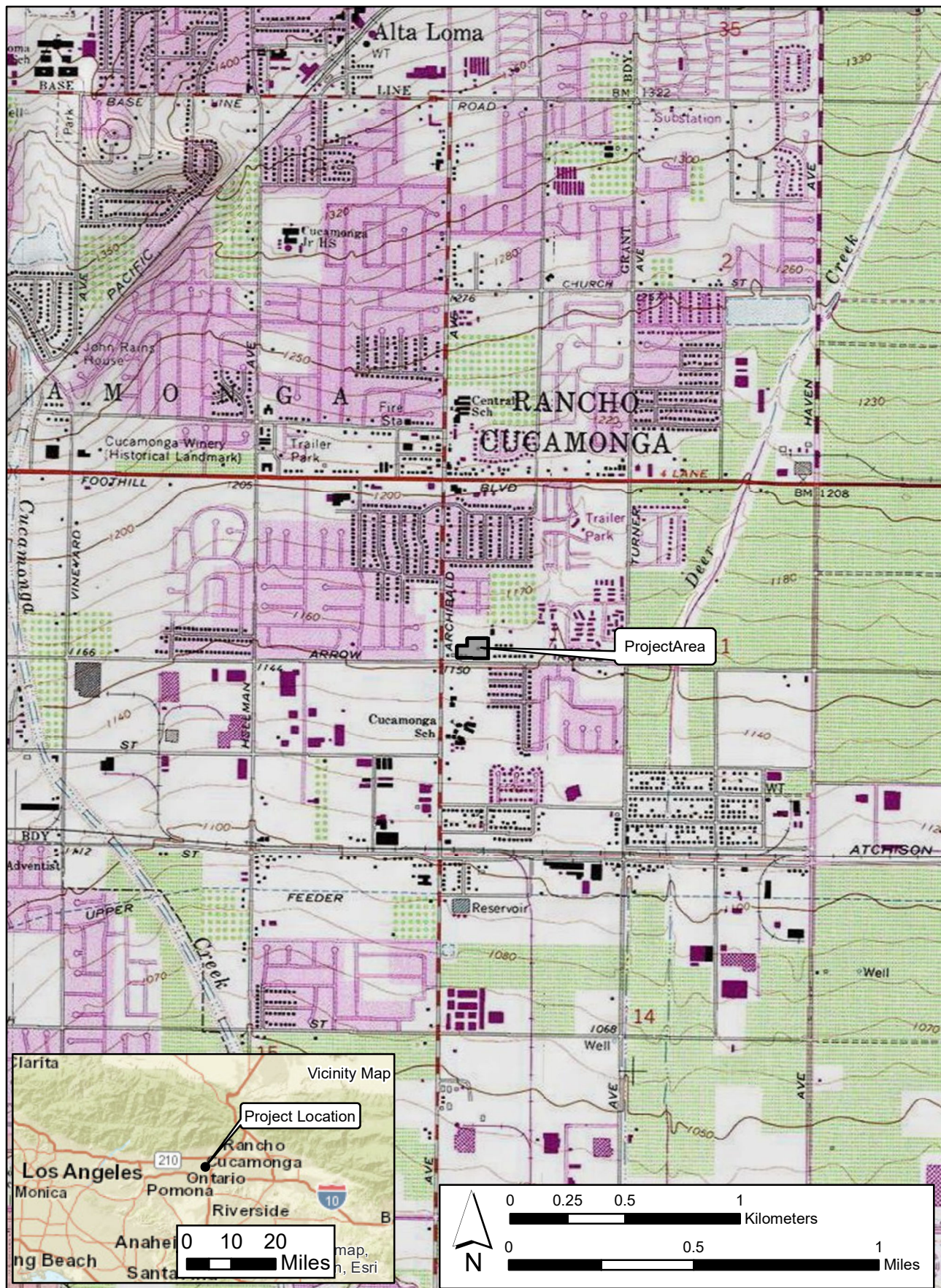
BCR Consulting LLC (BCR Consulting) is under contract to Ruth Villalobos & Associates, Inc. to complete a Cultural Resources Assessment of the proposed Arbor Express Car Wash Project (project) in the City of Rancho Cucamonga (City), San Bernardino County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, Sacred Lands File search with the Native American Heritage Commission (NAHC), and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The project occupies approximately 2.59 acres and is bounded by Arrow Route to the south, an educational center to the north, a church and privately owned residential properties to the east, and Archibald Avenue to the west. The project site is located in Section 11 of Township 1 South, Range 7 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Guasti, California* (1981) 7.5-minute topographic quadrangle (Figure 1).

HISTORIC SETTING

Please note that references for this section are provided in Appendix A. The modern City of Rancho Cucamonga was formed in 1977 when the communities of Alta Loma, Cucamonga, and Etiwanda incorporated. Cucamonga took its name from a Gabrielino Native American group that inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 13,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. Although much of San Bernardino County remained sparsely populated through the end of the nineteenth century, a stage coach line came to Cucamonga in 1858, followed by a post office in 1864.

German immigrant and financier Isaias Hellman purchased the Rancho in 1870, and formed a company to promote the area as an agricultural colony. Irrigation and the Union Pacific Railroad came to the area in 1887, and settlers began farming. Grapes were the most important agricultural product during this era, but citrus, olives and other crops were also cultivated. In 1881, George and William Chaffey purchased the land to form Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. At the dawn of the age of electricity in 1882, the Chaffey's powered Etiwanda with a hydro-electric plant. The brothers later went on to found Ontario and other communities and became renowned for their innovations. In 1881 and 1882 the Hermosa and Iowa tracts (also speculative agricultural colonies) were laid out nearby, and their names were soon combined to form Iomosa. When a new railroad came to the area to serve the foothill citrus groves in 1913, Iomosa was renamed Alta Loma.

The new railroad station was an important addition to Alta Loma's infrastructure, allowing citrus growers to ship their produce to Los Angeles and beyond. It also allowed students and workers to commute to nearby towns. The area remained largely rural and the economy was supported by agriculture until the middle of the twentieth century. Alta Loma had several fruit



packinghouses, and fruit drying racks were spread across every available field during harvest season. Most families were involved in farming or processing agricultural products, and Alta Loma's local grammar school incorporated gardening into its curriculum.

After the end of World War II, houses gradually began to replace orchards as Southern California's population expanded, but the process was gradual at first. Suburban expansion continued and the area began to experience uncontrolled development in the 1970s, as residents of Orange and Los Angeles counties moved east in search of reasonably-priced housing. Residents formed a committee to discuss incorporation in order to control growth in 1975, and formed Rancho Cucamonga from the three unincorporated communities in 1977. By the turn of the twenty-first century Rancho Cucamonga was a bedroom community with only vestiges of its agricultural past.

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell also compiled the Department of Park and Recreation (DPR) 523 forms and technical report. BCR Consulting Staff Archaeologist Joseph Orozco, M.A. ABD completed the record search through the South Central Coastal Information Center. BCR Consulting Staff Historian Dylan Williams, B.A. conducted the additional research, and BCR Consulting Staff Archaeologist Nicholas Shepetuk performed the field survey.

METHODS

Research

Records Search. On November 29, 2018, a records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the current project. Additional resources reviewed included the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the City of Rancho Cucamonga, the San Bernardino County Assessor, San Bernardino County Historical Archives, and through various Internet resources.

Field Survey

An intensive-level field survey of the project site was conducted on November 19, 2018. Property access was limited so survey methods included making observations and taking detail and context photographs of the subject property and buildings. Based on these limitations, archaeological resources have not been assessed for the current project. The historic-period buildings were recorded on DPR 523 forms. Cultural resources were

recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix A)
- Digital photography of all cultural resources (see Appendix A).

RESULTS

Research

Records Search. Data from the SCCIC revealed that 23 previous cultural resources studies have taken place, and 24 cultural resources (23 historic-period buildings, one historic road, and one historic district) have been recorded within one-mile of the project site. None of the previous studies has assessed the project site, and no cultural resources have been previously recorded within its boundaries. The records search is summarized as follows:

Table A. Cultural Resources and Reports Within One Mile of the Project Site

USGS 7.5 Min Quad	Cultural Resources Within 1 Mile of Project Site	Studies W/in 1 Mile
<i>Guasti, California</i> (1981)	P-36-2910: Historic-Period Nat. Trails Hwy. (3/4 Mile NW) P-36-10289H: Historic-Period Residence (3/4 Mile NE) P-36-12367: Historic-Period Residence (1/2 Mile NE) P-36-16422: Historic-Period Structure (1/2 Mile S) P-36-16423: Historic-Period Building (1/2 Mile SE) P-36-16425: Historic-Period Residence (1/2 Mile SW) P-36-16435: Historic-Period Residence (1/4 Mile NW) P-36-16436: Historic-Period Residence (1/2 Mile SW) P-36-16438: Historic-Period Residence (1/4 Mile E) P-36-16439: Historic-Period Market (1/2 Mile E) P-36-16440: Historic-Period Milliken Ranch (3/4 Mile E) P-36-16458: Historic-Period Residence (1/2 Mile NW) P-36-16459: Historic-Period Structure (1/2 Mile N) P-36-16460: Historic-Period Structure (1/2 Mile N) P-36-16462: Historic-Period Residence (3/4 Mile NE) P-36-16480: Historic-Period Residence (3/4 Mile NW) P-36-16481: Historic-Period Residence (3/4 Mile N) P-36-16482: Historic-Period Residence (3/4 Mile N) P-36-16483: Historic-Period Residence (3/4 Mile N) P-36-16484: Historic-Period Residence (3/4 Mile N) P-36-16485: Historic-Period Residence (3/4 Mile N) P-36-16486: Historic-Period Residence (3/4 Mile N) P-36-21512: Historic-Period Residence (1/4 Mile NW) P-36-23221: Historic Cucamonga District (3/4 Mile NW)	SB-106-0178, 0311, 0325, 0341, 0356, 0449, 1262, 1473, 2290, 3572, 3589, 4138, 4165, 4667, 5493, 6812, 6817, 6952, 7048, 7387, 7484, 7854, 7855

Additional Research. Additional research was performed for the project site to provide the background for the two properties developed during the historic era (i.e. greater than 45 years ago) within its boundaries (see also Field Survey Results, below). Review of the City's *Historic Landmarks Points of Interest* indicated that the Beverly Hills House (at 9786 Arrow Route) has been designated as City Landmark #32 (see Appendix A).

9760 Arrow Route. The area surrounding the subject property was dominated by citrus groves until 1948, after which residential developments begin to appear. The house at 9760 Arrow Route was built in 1954. Building permits did not indicate any major alterations or upgrades. In 1953 Eunice P. and Carl Swanson bought the property and constructed the house in 1954. It was transferred to the Eunice P. Swanson Family Trust in 1973. In 1988 ownership was transferred to the Matthews Living Trust. It was classified under the joint ownership of Cloetis and Judith K. Matthews, who each claimed a fifty percent ownership interest. The Matthews remain the owners of the property today (see Appendix A for references).

9786 Arrow Route (Beverly Hills House). The City of Rancho Cucamonga designated the property as a Historic Landmark in 1989 and it remains listed. The main residential building was constructed between 1928 and 1932 and was subsequently relocated from Beverly Hills to its present-day location in Rancho Cucamonga (see Appendix A for references). Dates of the relocation have been reported between 1942 and 1958 and could not be verified with primary documents (*ibid.*). The relocation had reportedly been arranged by Len Smutzler of Upland, but further research has not been able to verify this. After Smutzler's reported ownership, the property was acquired by Frank and Eleanor Paul in 1953 (*ibid.*).

Field Survey

9760 Arrow Route. This property is occupied by single-family residence that is historic in age (i.e. over 45 years old). The residence is a 1,204 square-foot, single-story wood-frame home with one bedroom and two bathrooms, and a two-car attached garage. The property is accessed by a cement-paved driveway that leads from the street to the garage unit and front of the home. Composition roofing tops the house and the central portion of the main (south) elevation contains a large, painted brick chimney. Most of the windows contain the original wooden frames, although a large front window has been replaced with a modern false-paned vinyl window. The residence features central heating and an evaporative cooling system. The house exhibits an L-shaped plan and horizontal orientation typical of Ranch tract design, although its compact design is more common in Postwar Minimal buildings. The rest of the subject property to the north is vacant.

9786 Arrow Route (The Beverly Hills House). Since access was limited, descriptions are made using available photographs and observations from the edge of the property boundary. This property is occupied by a single-family residence that is historic in age (i.e. over 45 years old). The residence is a two-bedroom, one-bathroom wood-framed 1,625 square-foot, single-story home. It was built using Spanish Colonial style architecture popular across Southern California during the early twentieth century. The arcaded front windows are framed by green painted tiles, and the white stucco exterior and terracotta-colored roofing all invoke the Spanish Colonial trend. The main residence is located on rear of the property. The home features interior domed ceilings in many of the common areas, custom coving, a heating unit attached to an interior wall, one fireplace, and a large covered patio that houses a small koi pond and waterfall. Two detached structures include a two-car, 440 square-foot garage and a small cottage located behind the main residence.

SIGNIFICANCE EVALUATIONS

During the field survey, four historic-period buildings on two separate properties were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. City Landmark Designation criteria are similar to California Register criteria; the differences are bracketed [] below. For a property to be eligible for inclusion on the California Register or as a City Landmark, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local [including City] or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local [the City's], California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

California Register Evaluation

9760 Arrow Route. Criterion 1: The property at 9760 Arrow Route fits within a context of postwar suburban development of Rancho Cucamonga, however it is not associated with important events related to the founding and/or development of the industry. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the property with individuals who have been notable in local, state, or national history. Criterion 3: The house is a simple example of a Ranch/Postwar Minimal house from 1954, and it appears to be a common design. Therefore the property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values.

Criterion 4: Extensive research has exhausted this resources data potential, and as such the resource has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under CEQA.

Integrity. The subject property was developed during the mid-20th century, and is associated with southern California's suburban development during that era. The building remains in its original location, so the property maintains its integrity of location. This combines with the mature trees, foliage, and the neighborhood to convey a measure of integrity of feeling and association. Changes to the windows and other alterations have impacted the house's integrity of design, materials, and workmanship.

9786 Arrow Route (The Beverly Hills House). A full California Register eligibility evaluation is not currently possible based on the limited available information and scope, however the Beverly Hills House is presumed eligible (i.e. significant under CEQA) since it is a designated City Landmark (#32).

RECOMMENDATIONS

The historic-period house at 9760 Arrow Route is recommended not eligible for listing in the California Register. As such it is not recommended a "historical resource" under CEQA. It does not warrant further consideration. The residential building located at 9786 Arrow Route is known as the Beverly Hills House. Access issues to the Beverly Hills house and limited scope prevented a full evaluation of this property. However, it is listed as a Rancho Cucamonga City Landmark (#32) and for the current study is presumed eligible for listing in the California Register. Therefore the Beverly Hills House is presumed a historical resource (i.e. significant) under CEQA.

CEQA guidelines state "a project that may cause a substantial adverse change in the significance of a historical resource...may have a significant effect on the environment." Furthermore, substantial adverse change is defined by the California Public Resource Code as "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1[q]). Any project that proposes such impacts would result in a loss of integrity and as such would constitute a "substantial adverse change in the significance of a historical resource."

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Data Collection. Prior to any proposed project-related impacts, the City would complete or require the completion of Historic American Building Survey/Historic American Engineering Report (HABS/HAER) style photographic documentation of the subject property. While the photographs would meet HABS/HAER standards, only local curation (and no federal curation or involvement) would be necessary. The photographic

documentation would be filed at the City and distributed to local libraries and historical societies as necessary for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (California Office of Historic Preservation 2001:6).

Through the implementation of this mitigation measure, impacts to the subject property would be reduced. However it may not be possible to reduce those impacts below a level of significance.

Resource Relocation. Relocation can mitigate the impacts of demolition if a compatible new site is available. However:

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR § 4852(d)(1)) Office of Historic Preservation 2001:6).

Implementation of this mitigation measure would potentially mitigate impacts to the resource below the level of significance. However, relocation would itself constitute a significant adverse change to the resource unless an appropriate compatible location could be identified.

Please note that limited property access prevented a systematic survey for prehistoric and historic-period archaeological resources. As a result, findings and recommendations for archaeological resources are not part of the current study.

If human remains are encountered during the project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

REFERENCES

California Office of Historic Preservation 2001

2001 Technical Assistance Series #1. California Environmental Quality Act (CEQA) and Historical Resources. Electronic Document: <http://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>. Accessed 12/7/2018.

United States Geological Survey

1981 *Guasti, California* 7.5-minute topographic quadrangle map.

PLEASE SEE APPENDIX A FOR ADDITIONAL REFERENCES.

APPENDIX A

DEPARTMENT OF PARK AND RECREATION 523 FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 9760 Arrow Route

P1. Other Identifier: N/A

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Guasti, CA **Date:** 1981

T1S; R7W; Section 11; SBBM

c. Address: 9760 Arrow Route City: Rancho Cucamonga Zip: 91730

d. UTM: Zone: N/A mE/

Elevation: 1155' AMSL

e. Other Locational Data: The subject property is located on the north side of Arrow Route, east of Archibald Avenue in Rancho Cucamonga.

***P3a. Description:** The subject property is occupied by single-family residence that is historic in age (i.e. over 45 years old). The residence is a 1,204 square-foot, single-story wood-frame home with one bedroom and two bathrooms, and a two-car attached garage. The property is accessed by a cement-paved driveway that leads from the street to the garage unit and front of the home. Composition roofing tops the house and the central portion of the main (south) elevation contains a large, painted brick chimney. Most of the windows contain the original wooden frames, although a large front window has been replaced with a modern false-paned vinyl window. The residence features central heating and an evaporative cooling system. The rest of the subject property to the north is vacant.

***P3b. Resource Attributes:** Single-Family Residential

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



***P4. Resources Present:**

☒ Building ☐ Structure
☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other

P5b. Description of Photo:
(View, date, accession #)
Photo 1: View N.

***P6. Date Constructed/
Age and Sources:** ☒ Historic
constructed 1954 (San
Bernardino Assessor) ☐
Prehistoric ☐ Both

***P7. Owner and Address:**
Matthews Living Trust Fund
9760 Arrow Route
Rancho Cucamonga, CA

***P8. Recorded by:**
D., Brunzell, N. Shepetuk, D.
Williams
BCR Consulting LLC
Claremont, California 91711

***P9. Date:** 11-19-18

***P10. Survey Type:**
Intensive.

***P11. Report Citation:** *Historical Resources Evaluation of the Arbor Express Car Wash Project, Rancho Cucamonga, San Bernardino County, California*

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code: 6Z *Resource Name or # (Assigned by recorder) 9760 Arrow Route

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

*B5. Architectural Style: Ranch/Postwar Minimal

*B6. Construction History: The area surrounding the subject property was dominated by citrus groves until 1948, after which residential developments begin to appear. The house at 9760 Arrow Route was built in 1954 (San Bernardino County Assessor Records 2018). Building permits did not indicate any major alterations or upgrades.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: b. Builder: Unknown

*B10. Significance: Theme: Suburban Development

Area: Rancho Cucamonga

Period of Significance: Mid-20th Century, 1954

Property Type: Single Family Property

Applicable Criteria: N/A

Theme: Suburban Development Area: Rancho Cucamonga

Period of Significance: 1950s Property Type: Residential

Applicable Criteria: N/A B11. Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

The house exhibits an L-shaped plan and horizontal orientation typical of Ranch tract design, although its compact design is more common in Postwar Minimal buildings.

In 1953 Eunice P. and Carl Swanson bought the property and constructed the house in 1954. It was transferred to the Eunice P. Swanson Family Trust in 1973. In 1988 ownership was transferred to the Matthews Living Trust. It was classified under the joint ownership of Cloetis and Judith K. Matthews, who each claimed a fifty percent ownership interest. The Matthews remain the owners of the property today (San Bernardino County Assessor Records 2018).

Rancho Cucamonga History

The modern City of Rancho Cucamonga was formed in 1977 when the communities of Alta Loma, Cucamonga, and Etiwanda incorporated. Cucamonga took its name from a Gabrielino Native American group that inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 13,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. Although much of San Bernardino County remained sparsely populated through the end of the nineteenth century, a stage coach line came to Cucamonga in 1858, followed by a post office in 1864 (City of Rancho Cucamonga).

German immigrant and financier Isaías Hellman purchased the Rancho in 1870, and formed a company to promote the area as an agricultural colony. Irrigation and the Union Pacific Railroad came to the area in 1887, and settlers began farming. Grapes were the most important agricultural product during this era, but citrus, olives and other crops were also cultivated. In 1881, George and William Chaffey purchased the land to form Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. At the dawn of the age of electricity in 1882, the Chaffey's powered Etiwanda with a hydro-electric plant. The brothers later went on to found Ontario and other communities and became renowned for their innovations. In 1881 and 1882 the Hermosa and Iowa tracts (also speculative agricultural colonies) were laid out nearby, and their names were soon combined to form Iomosa. When a new railroad came to the area to serve the foothill citrus groves in 1913, Iomosa was renamed Alta Loma (Emick 2011).

(Continued on Continuation Sheet, page 3.)

*B12. References:

Emick, Paula, 2011 *Images of America: Rancho Cucamonga*. Arcadia Publishing, Charleston.

City of Rancho Cucamonga, "Historic Landmarks, Points of Interest: Our Heritage," Rancho Cucamonga.

San Bernardino County, "San Bernardino County File Lot Book 047: 'Cucamonga: Section 11 T1S R7W'". San Bernardino Historic Archives, San Bernardino.

San Bernardino County, San Bernardino County Property Information Management System. Online assessor database. <http://www.sbcounty.gov/assessor/pims/> accessed 11/14/18.

*B14. Evaluators: David Brunzell, BCR Consulting, Claremont, California

*Date of Evaluation: 12/7/18

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#

Page 3 of 3

Recorded by: D. Brunzell, N. Shepetuk, D. Williams

*Resource Name or # (Assigned by recorder) 9760 Arrow Route

*Date: ☒ Continuation ☐ Update

***B10 (continued from page 2).**

The new railroad station was an important addition to Alta Loma's infrastructure, allowing citrus growers to ship their produce to Los Angeles and beyond. It also allowed students and workers to commute to nearby towns. The area remained largely rural and the economy was supported by agriculture until the middle of the twentieth century. Alta Loma had several fruit packinghouses, and fruit drying racks were spread across every available field during harvest season. Most families were involved in farming or processing agricultural products, and Alta Loma's local grammar school incorporated gardening into its curriculum. After the end of World War II, houses gradually began to replace orchards as Southern California's population expanded, but the process was gradual at first (Emick 2011).

The area began to experience uncontrolled development in the 1970s, as residents of Orange and Los Angeles counties moved east in search of reasonably-priced housing. Residents formed a committee to discuss incorporation in order to control growth in 1975, and formed Rancho Cucamonga from the three unincorporated communities in 1977. By the turn of the twenty-first century Rancho Cucamonga was a bedroom community with only vestiges of its agricultural past (City of Rancho Cucamonga).

Evaluation

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it 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 value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Criterion 1: The property at 9760 Arrow Route was fits within a context of postwar suburban development of Rancho Cucamonga, however it is not associated with important events related to the founding and/or development of the industry. It is there fore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Criterion 3: The house is a simple example of a Ranch/Postwar Minimal house from 1954, and it appears to be a common design. Therefore the property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: Extensive research has exhausted this resources data potential, and as such the resource has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under the California Environmental Quality Act (CEQA). Thus BCR Consulting recommends the National Register of Historic Places (NRHP) Status Code "6Z".

Integrity. The subject property was developed during the mid-20th century, and is associated with southern California's suburban development during that era. The building remains in its original location, so the property maintains its integrity of location. This combines with the mature trees, foliage, and the neighborhood to convey a measure of integrity of feeling and association. Changes to the windows and other alterations have impacted the house's integrity of design, materials, and workmanship.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: The Beverly Hills House

P1. Other Identifier: Beverly Hills House

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** San Bernardino

***b. USGS 7.5' Quad:** Guasti, CA **Date:** 1981

T1S; R7W; Section 11; SBBM

c. Address: 9786 Arrow Route City: Rancho Cucamonga

Zip: 91730

d. UTM: Zone: N/A mE/

Elevation: 1155' AMSL

e. Other Locational Data: The subject property is located on the north side of Arrow Route, east of Archibald Avenue in Rancho Cucamonga.

***P3a. Description:** The subject property is occupied by a single-family residence that is historic in age (i.e. over 45 years old). The residence is a two-bedroom, one-bathroom wood-framed 1,625 square-foot, single-story home. It is a classic representation of Spanish Colonial style architecture that was popular across Southern California during the early twentieth century. The arched front windows are framed by green painted tiles, and the white stucco exterior and terracotta-colored roofing all invoke the Spanish Colonial trend. The main residence is located on rear of the property. The home features interior domed ceilings in many of the common areas, custom coving, a heating unit attached to an interior wall, one fireplace, and a large covered patio that houses a small koi pond and waterfall. Two detached structures include a two-car, 440 square-foot garage and a small cottage located behind the main residence (San Bernardino Property Assessor 2018). The City of Rancho Cucamonga designated the property as a Historic Landmark in 1989 and it remains listed. The main residential building was constructed between 1928 and 1932 and was subsequently relocated from Beverly Hills to its present-day location in Rancho Cucamonga (City of Rancho Cucamonga ND). Dates of the relocation have been reported between 1942 and 1958 and could not be verified with primary documents (ibid.). The relocation had reportedly been arranged by Len Smutzler of Upland, but further research has not been able to verify this. After Smutzler's reported ownership, the property was acquired by Frank and Eleanor Paul in 1953 (San Bernardino County Records 1949-1951). A full California Register of Historical Resources eligibility evaluation is not currently possible based on the limited available information and scope, however the Beverly Hills House is presumed eligible (i.e significant under CEQA) since it is a designated City Landmark (#32).

References:

San Bernardino County Assessor 2018. Records on File at the San Bernardino County Assessor. Accessed 11/20/2018.

City of Rancho Cucamonga ND. *Historic Landmarks Pointes of Interest*. Electronic Document: <https://www.cityofrc.us/civicax/filebank/blobload.aspx?blobid=10247>. Accessed 11/20/2018.

***P3b. Resource Attributes:** Single-Family Residential

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



***P4. Resources Present:**

☒ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of
District ☐ Other

P5b. Description of Photo:

(View, date, accession #) Photo 1:
Overview from Zillow.com.

***P6. Date Constructed/ Age
and Sources:** ☒ Historic
constructed in 1932 (San
Bernardino Property Assessor
[PIMS]) ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Janice Y. Gruber
9786 Arrow Route
Rancho Cucamonga, CA 91730

***P8. Recorded by:**
D. Brunzell, N. Shepetuk, D.
Williams
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 11/18/18

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Arbor Express Car Wash Project, Rancho Cucamonga, San Bernardino County, California*

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

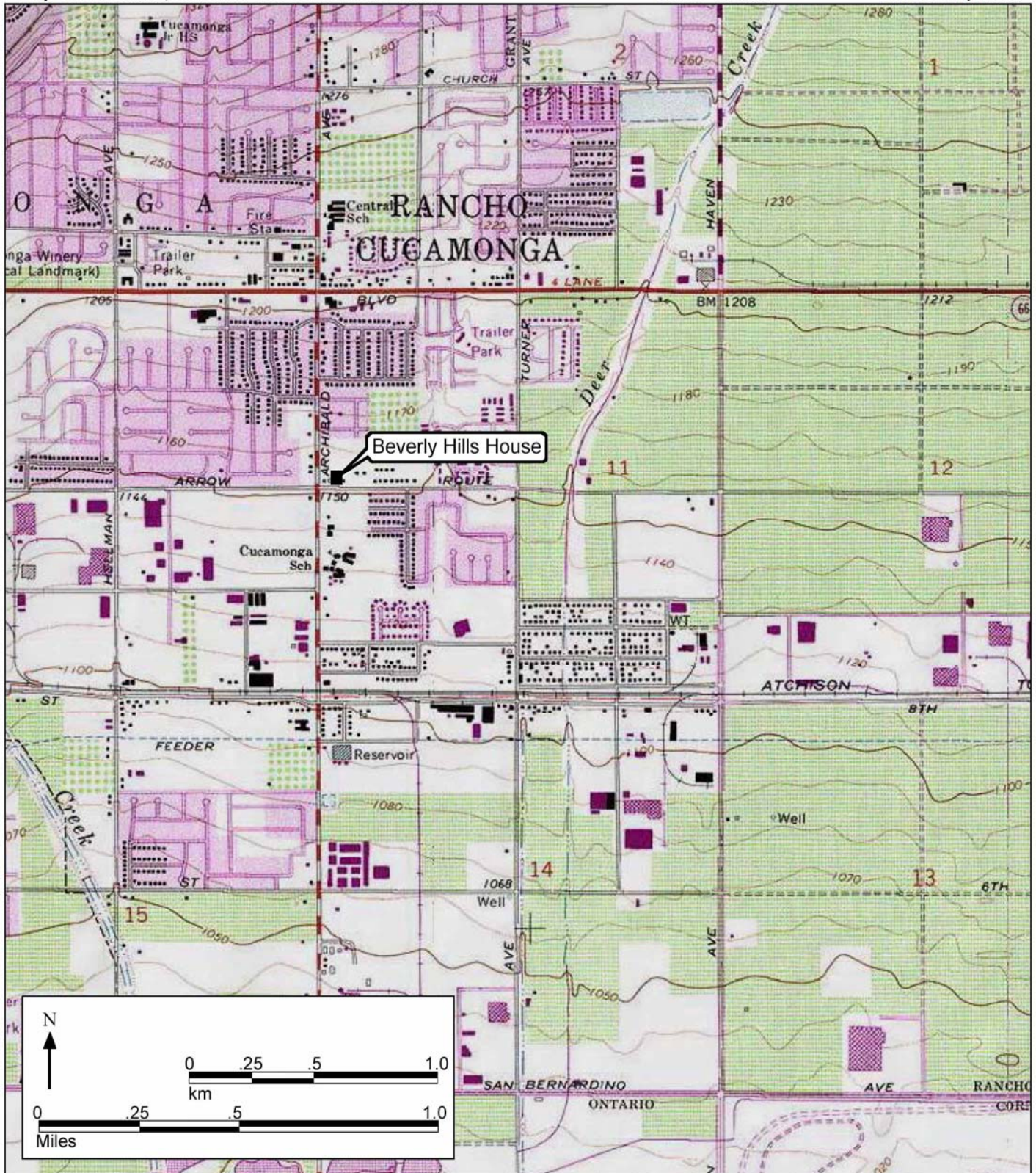
Page 2 of 2

*Resource Name or#: The Beverly Hills House

*Map Name: Guasti, California USGS 7.5 Minute Quad

*Scale: 1:24000

*Date of Map: 1981



DPR 523J (1/95)

*Required information

APPENDIX B

PALEONTOLOGICAL RESOURCES ASSESSMENT

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

tel 213-763-3466
nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

3 December 2018



BCR Consulting
505 West 8th Street
Claremont, CA 91711

Attn: Nicholas Shepetuk, Staff Archaeologist

re: Paleontological resources for the Vertebrate Paleontology Records Search for the proposed
Arbor Express Car Wash Project, in the City of Rancho Cucamonga, San Bernardino
County, project area

Dear Nicholas:

I have conducted a thorough check of our paleontology collection records for the locality and specimen data for the proposed Arbor Express Car Wash Project, in the City of Rancho Cucamonga, San Bernardino County, project area as outlined on the portion of the Guasti USGS topographic quadrangle map that you sent to me via e-mail on 19 November 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have localities farther afield from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

The entire proposed project area has surficial sediments composed of soil on top of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north, partly via Deer Creek that currently flows just to the east and via Cucamonga Creek that currently flows just to the west. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain at relatively shallow depth by older sedimentary deposits that do contain significant fossil vertebrate remains. Our closest fossil vertebrate locality from similar older Quaternary deposits is LACM 7811, due south of the proposed project area west of Mira Loma along Sumner Avenue 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 between Corona and Norco our vertebrate fossil locality LACM 1207 produced a fossil specimen of deer, *Odocoileus*.

Shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area are unlikely to encounter significant fossil vertebrate remains. Deeper excavations that extend down into older Quaternary deposits, however, may well encounter significant remains of vertebrate fossils. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. 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 that reads "Samuel A. McLeod". The signature is written in dark ink and is positioned below the word "Sincerely,".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

APPENDIX C

NATIVE AMERICAN HERITAGE COMMISSION CORRESPONDENCE

1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691 Phone: (916) 373-3710

Website: <http://www.nahc.ca.gov>

Twitter: @CA_NAHC

Nicholas Shepetuk
BCR Consulting LLC

RE: Arbor Express Car Wash Project, San Bernardino County.

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: katy.sanchez@nahc.ca.gov. Sincerely,

Katy Sanchez

Attachment

**Native American Heritage Commission
Native American Contacts List
12/4//2018**

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
admin@gabrielenoindians.org
(626) 926-4131

Gabrielino

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell
(626) 286-1262 Fax

Gabrielino Tongva

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Gabrielino Tongva

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

**This list is only applicable for contacting local Native American Tribes for the proposed:
Arbor Express Car Wash Project, San Bernardino County.**