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February 21, 2008

Kathleen Brady
BonTerra Consulting
151 Kalmus Drive, Suite E-200
Costa Mesa, California 92626
Via email to: KBrady@bonterraconsulting.com

RE: Revised Addendum to Cultural Resources Assessment for the Foothill Parkway Westerly Extension Project, City of Corona, Riverside County, California

Dear Ms. Brady:

This letter is a revised addendum to the *Cultural Resources Assessment for the Foothill Parkway Westerly Extension Project, City of Corona, Riverside County, California* that was completed by BonTerra Consulting in June 2006. The revised addendum is necessary because the proposed Foothill Parkway Westerly Extension project impact area has changed since the initial cultural resources assessment was completed to include additional impact areas and a new 100 foot buffer that were not included in the original archaeological survey that was conducted on May 8 and 9, 2006. The updated Area of Potential Effects (APE) includes the 2006 project impact area, the current project impact area, and a new 100 foot buffer. In addition, the results of an updated survey conducted by SWCA on January 22, 2008 indicated that two built-environment resources of unknown ages were identified outside of the original 2006 impact area, but within the updated APE.

Methods

On January 22, 2008, SWCA archaeologists John Covert and Celeste LeSuer conducted an archaeological survey to cover the portions of the new Foothill Parkway impact area and the 100 foot buffer that were not included in the original project study area. Survey methods included systematic transects spaced no farther than 10-15 meters (33-50 feet) apart and portions of the project impact and buffer areas were spot checked along the western boundary to ascertain slope angle and vegetation growth with relation to ground visibility. Systematic transects were interrupted along the project alignment in areas with uneven mountainous terrain. Portions of the project impact and buffer areas that included modern residential neighborhoods were not surveyed.

On February 11, 2008, SWCA archaeologists Tony Sawyer and Celeste Le Suer and SWCA architectural historian Francesca Smith recorded the site on State of California Department of Parks and Recreation (DPR) Series 523 Forms. In addition, Mrs. Smith conducted archival research at the Corona Public Library, formally evaluated the site for significance using California Register of Historical Resources criteria, and provided the summary and discussion of impacts to an historical resource that will be affected by the proposed project.

Results

Despite poor ground visibility due to dense vegetation coverage, the results of the January 22, 2008 survey indicate that two built-environment resources of unknown ages were identified outside of the original 2006 survey area. One of these resources, a rock wall feature with associated brickwork, is located outside of the project impact area, but within the buffer area. The other resource, a small arroyo stone footbridge, is within the impact area. Both of these resources are located in the vicinity of the Mabey Canyon Debris Basin; neither resource had been formally recorded and their historical significance was unknown. A large water tank that appears to be less than 45 years of age is within the project buffer area; this resource was not found to be significant and does not warrant further consideration.

The results of the February 11, 2008 survey and archival research indicated that the subject property is a 73.84-acre, former residential citrus ranch and private airport, called Sky Ranch. The property was altered by the construction of the Mabey Canyon Debris Basin (1974) and sometime after 1984, the main residence and outbuildings were destroyed by fire. Remaining features include a small arroyo stone pedestrian bridge over a creek, masonry outlines or foundations of the former main residence, portions of a cistern or swimming pool, a concrete gutter, numerous complete and incomplete rock walls, retaining walls and steps, a large (4 by 6 feet), open, riveted metal cylinder and paved roads (including an aviation landing strip). These features and remnants were constructed from a variety of materials, including concrete bricks, terra cotta brick (basket weave and herring bone paving patterns), natural field stone, arroyo stone and poured-in-place concrete. The stone three centered spandrel, arched footbridge is approximately 20 feet long by 10 feet wide, with straight and wing-type abutments, all expressed in unreinforced arroyo stone with concrete mortar. The slightly arched deck has low (2-4 inch) side walls, highest at the crown of the span, which are finished in dressed concrete. The side walls have larger stones lining the haunches; stone sizes decrease vertically in the extrados. The low side walls are lined with tiny stones, embedded in concrete. The span soffit is lined in board-formed concrete. The property is located mid-block, to the north of the Mabey Canyon Debris Basin, on a large parcel with varied topography. The site contains both landscaped areas (oak trees line the south end of the runway) and mature trees and shrubs are informally arranged throughout. Additional site information is provided on the attached DPR forms.

Evaluation

The subject property, Sky Ranch may have originally been known as Havens Canyon, (Durham, 1440). It was "operated as an orange grove and nursery" (Gunther, 305) between 1895 and 1937 and was owned by I. H. Moore and George Mabey (Freeman.). George C. Mabey (b. 1861) lived in the greater area, and notably lived next door to a couple named Tillotson in 1930 (United States Census-1930, 3A). Clifford Tillotson (1887-1965), an Iowa-born entrepreneur purchased a large parcel, which included the subject property, in 1937. The 60-acre ranch "was a citrus industry nursery" at the time of his acquisition, and Mr. Tillotson "took residence on the property in 1941" ("Brick Firm" 1, 3). Tillotson co-founded the Pressed Brick Company in Corona, was a partner in the Atlas Fire Brick Company and Tillotson Clay Products Company and was credited with being the first west coast producer of silica brick (refractory or

REVISED ADDENDUM TO CULTURAL RESOURCES ASSESSMENT FOR THE FOOTHILL PARKWAY WESTERLY EXTENSION PROJECT, CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA

heat-resistant brick). With his wife, Maude (1885-1974), Mr. Tillotson likely built the large residence and outbuildings, the footprints of which currently remain on the subject property, just outside the proposed project area. Mr. Tillotson “put in lemons, reservoirs and other improvements...” (Freeman), likely also built the north-south private landing strip and what may have been a hangar building. Although it is not known whether Tillotson built the remaining arroyo stone bridge, he may have had access to the talented stone masons who constructed the unreinforced masonry footbridge.

After Mr. Tillotson’s death, the subject property was sold to Al and Agnes Smith, who may have planted avocados (Freeman). The avocado ranch must not have been a success, as it was sold after languishing on the real estate market to Lloyd Elliot, Glenn Barnett and Chuck Simmons in early 1967 (Freeman). The property was apparently the subject of local gossip after their families moved in, but a newspaper article extinguished rumors of its new use as a nudist camp. The main residence was used as a clubhouse and the complex was envisioned as “a camp where families can be together, play together and commune with nature.” No further information was found regarding the demise of the for-profit family camp or regarding the lives of those owners.

By June 1974, the subject was owned by an entity named Stein, although no further information was found regarding that or other subsequent owners (“Ranchos” unpublished information file at Corona Public Library, June 1974). Also in 1974, notably, Mabey Canyon Debris Basin, a flood control facility was completed by Riverside County Flood Control Water District. Construction of the debris basin likely changed the shape of the parcel and setting of the ranch property. Longtime local rancher, Charles Jameson identified another property owner, “Lenney had an airport ‘up the canyon.’ Lenney may have owned Tilitson’s [sic] Sky Ranch ...” (Frial). The subject property is currently owned by Far West Corona Properties.

Other than the unreinforced masonry footbridge, none of the other remaining features retain requisite integrity to be considered for California Register eligibility. The footbridge retains integrity of its location, the connection to its immediate original setting, its materials have not been compromised, the archaic unreinforced masonry workmanship remains, its design has not been altered, and its feeling and overall association have been retained despite alterations to other features on the subject property. Because of these factors, the footbridge is eligible for listing in the California Register as a separate property under Criterion 3, because it “embodies the distinctive characteristics of a type...” and “method of construction” (archaic unreinforced masonry arch in arroyo stone) and “possesses high artistic values.” The bridge expresses unity of materials, balance of design and proportion, ideal scale and distinctive character. It is an exceptional example of an increasingly rare type of resource, the unreinforced masonry bridge.

Summary of Impacts

A significant impact related to historical resources is expected to result from construction and implementation of the proposed Foothill Parkway Westerly Extension project.

Discussion of Impacts

One historical resource, an arroyo stone footbridge (bridge) is located within the proposed project APE and is expected to be demolished in order to construct and operate the proposed Foothill Parkway Westerly Extension project.

CEQA Guidelines state that 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” (CEQA Guidelines, Section 15064.5 [b], 2000). Such changes include “*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*” (emphasis added, CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as *demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register...”* (CEQA Guidelines Section 15064.5[b][2][A]). Because the bridge is expected to be demolished for the proposed project, the proposed project will have a significant effect on the environment.

If a project is expected to result in an impact on the environment, CEQA Guidelines require analysis of a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain basic objectives of the project and avoid or substantially lessen the significant effects of the project. The range of alternatives required in an Environmental Impact Report (EIR) is governed by a rule of reason, which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. We have not been given the opportunity to explore ways to reduce harm to the historical resource, by way of discussion with project engineers and or the lead agency. Until we can effect such a meeting to review and discuss the plans, no mitigation measures can be provided, as it would be premature to venture such ideas. For instance, if a retaining wall could be constructed to protect the bridge, rather than to demolish the bridge, we would recommend that the retaining wall be seriously considered in order to lessen the effects of the project on an historical resource.

If no measures to reduce or minimize harm can be identified or implemented, please be aware that recordation of historical resources (by photographs, measured drawings and narrative) would ensure a permanent record of the present appearance and context of the historical resource; however that mitigation would not reduce impacts to a less-than-significant level.

Under such mitigation, the lead agency would ensure that the historical resource to be demolished be recorded according to Historic American Engineering Record (HAER) standards prior to any construction activities. Once the HAER documentation was approved by a consulting project architectural historian who meets the Secretary of the Interior’s Professional Qualification Standards, the resulting archival documentation would be filed with the State Office of Historic Preservation, City of Corona Planning Department, and Corona Public Library, Heritage Room.

Although implementation of recordation as mitigation lessens the adverse impact of demolition by presenting a record regarding the loss of an historical resource, it does not prevent the physical loss of historically significant resources. That is, it would provide important historical information that would lessen, but not would not fully mitigate the loss of an historical resource. Implementation of this mitigation measure would reduce the impact to historical resources, but not to a less-than-significant level. The loss of the bridge would be a significant and unavoidable impact under CEQA. The only way the reduce the impact to a less than significant level would be to avoid the resource and to preserve enough of its setting that the effect would not be adverse.

References

"Brick Firm Founder Dies" *The Daily Independent*, February 3, 1965.

David L. Durham, *Geographic Names: A Gazetteer of Historic and Modern Names of the State*, Quill Driver Books: Sanger, CA, 1998.

Marjorie Freeman, "Family Fun Is the Schedule Set for the Sky Ranch" *The Daily Independent*, May 17, 1967.

Gloria Frial, interview with Charles Jameson, May 1987, on file at Corona Public Library under "Biography."

Jane Davies Gunther, *Riverside County, California, Place Names: Their Origins and Their Stories*, Rubidoux Printing Co: Riverside, CA, 1984.

United States Census-1930 "Population Schedule" Redlands City April 4, 1930.

Gayland Young, retired Corona fire fighter, telephone interview with Francesca Smith, February 11, 2008.

We appreciate this opportunity to assist you with the proposed project. Please feel free to contact me at 626-240-0587 ext. 114 or at kharper@swca.com to discuss the results of the survey in more detail.

Sincerely,



Caprice D. (Kip) Harper, M.A., RPA
Project Manager – Cultural Resources



Attachments:

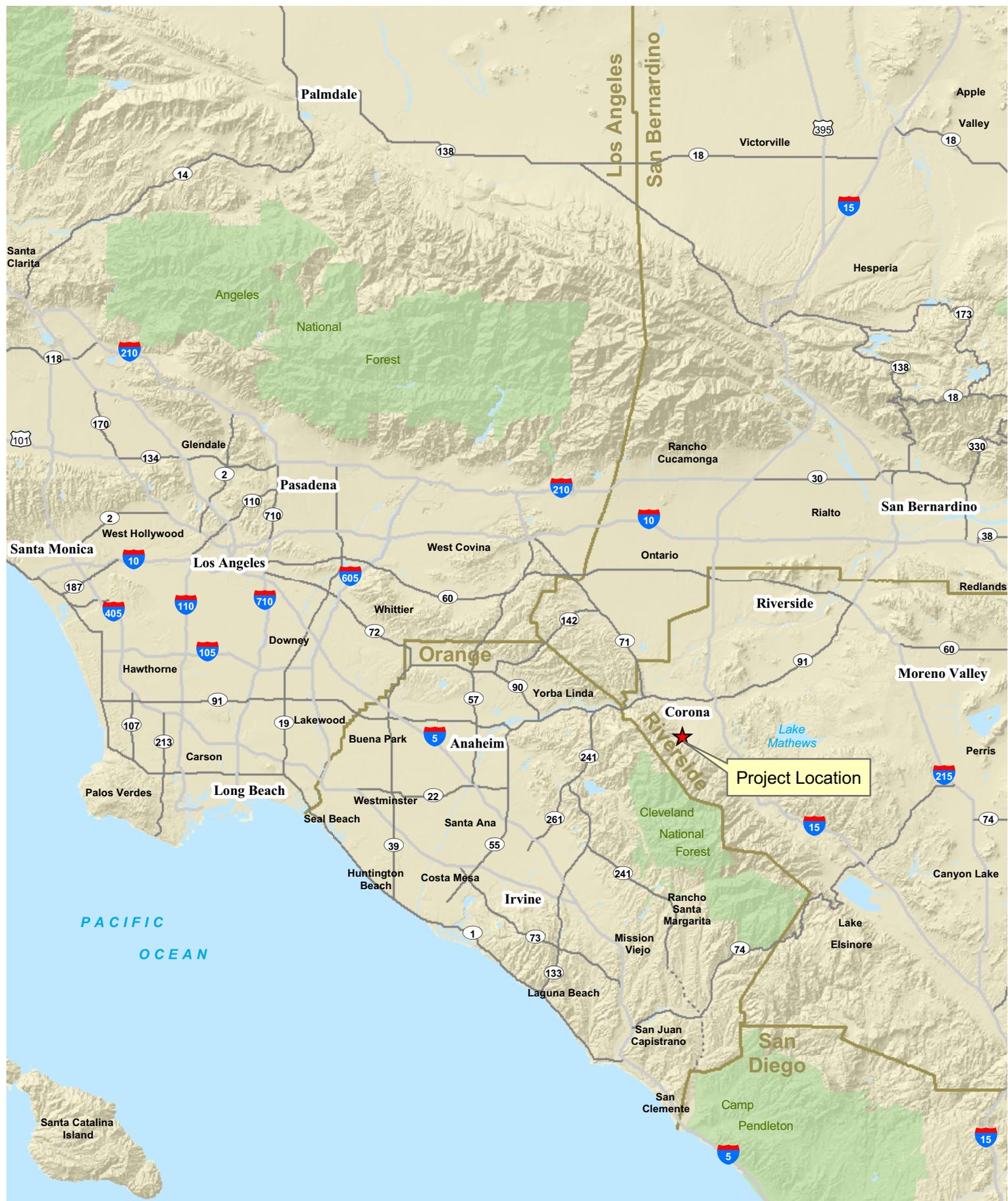
Exhibit 1, Regional Vicinity Map

Exhibit 2, Local Vicinity Map

Exhibit 3, Aerial Photograph with New Project Impact Area

Exhibit 4, Area of Potential Effects (Old/New)

Exhibit 5, State of California Department of Parks and Recreation Series 523 Forms



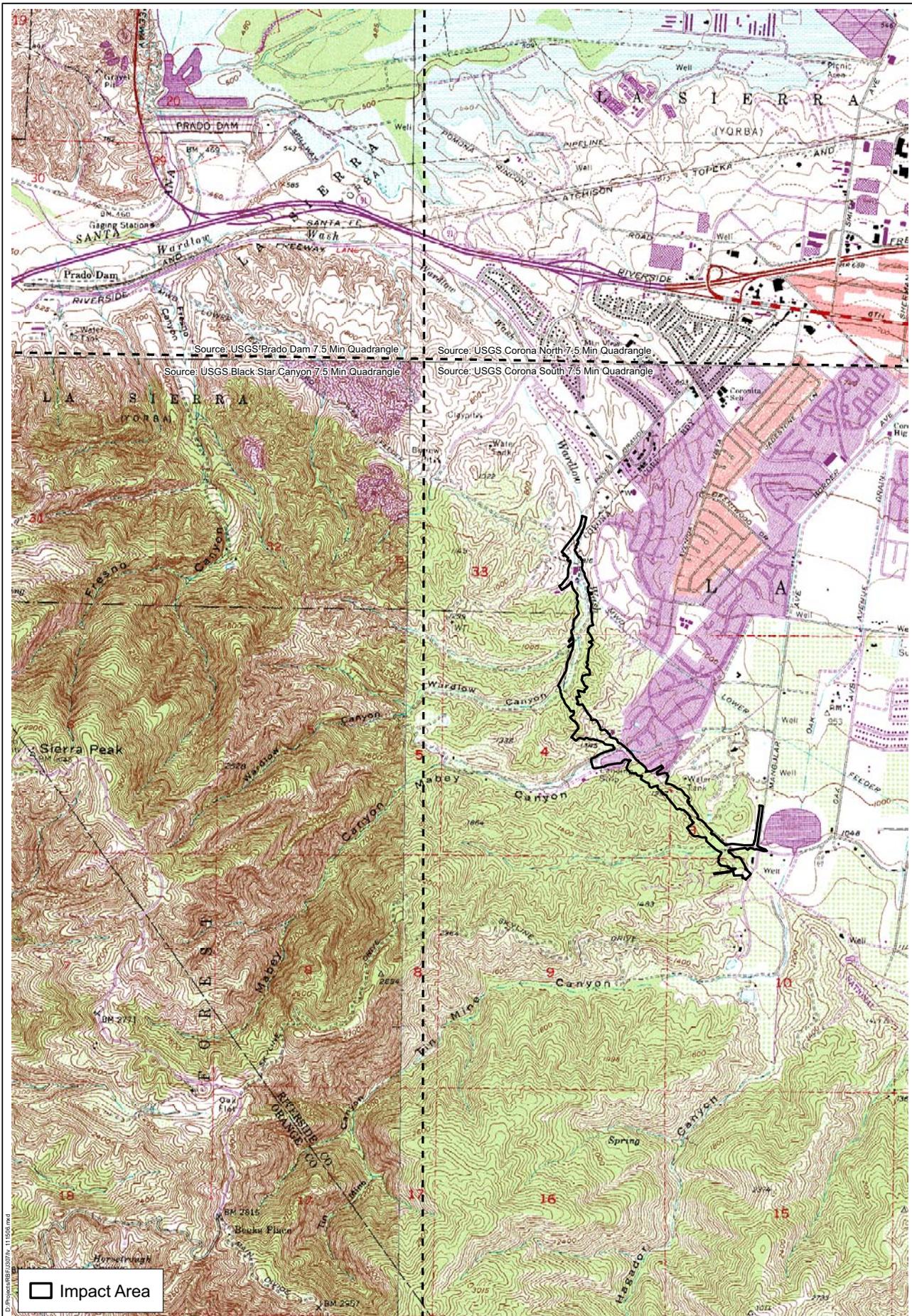
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Regional Location

Foothill Parkway Expansion

Exhibit 1



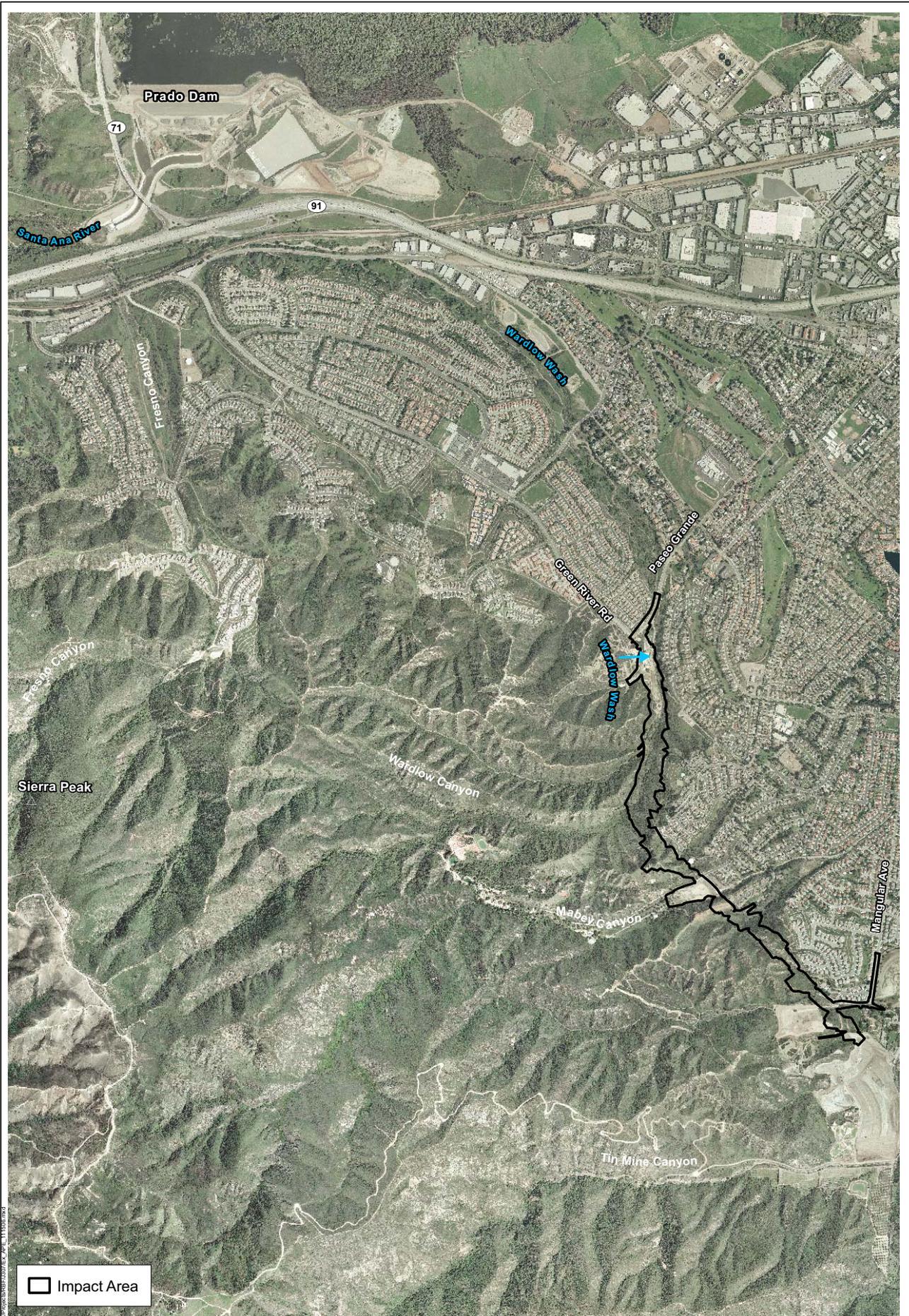


Local Vicinity
Foothill Parkway Expansion



Exhibit 2





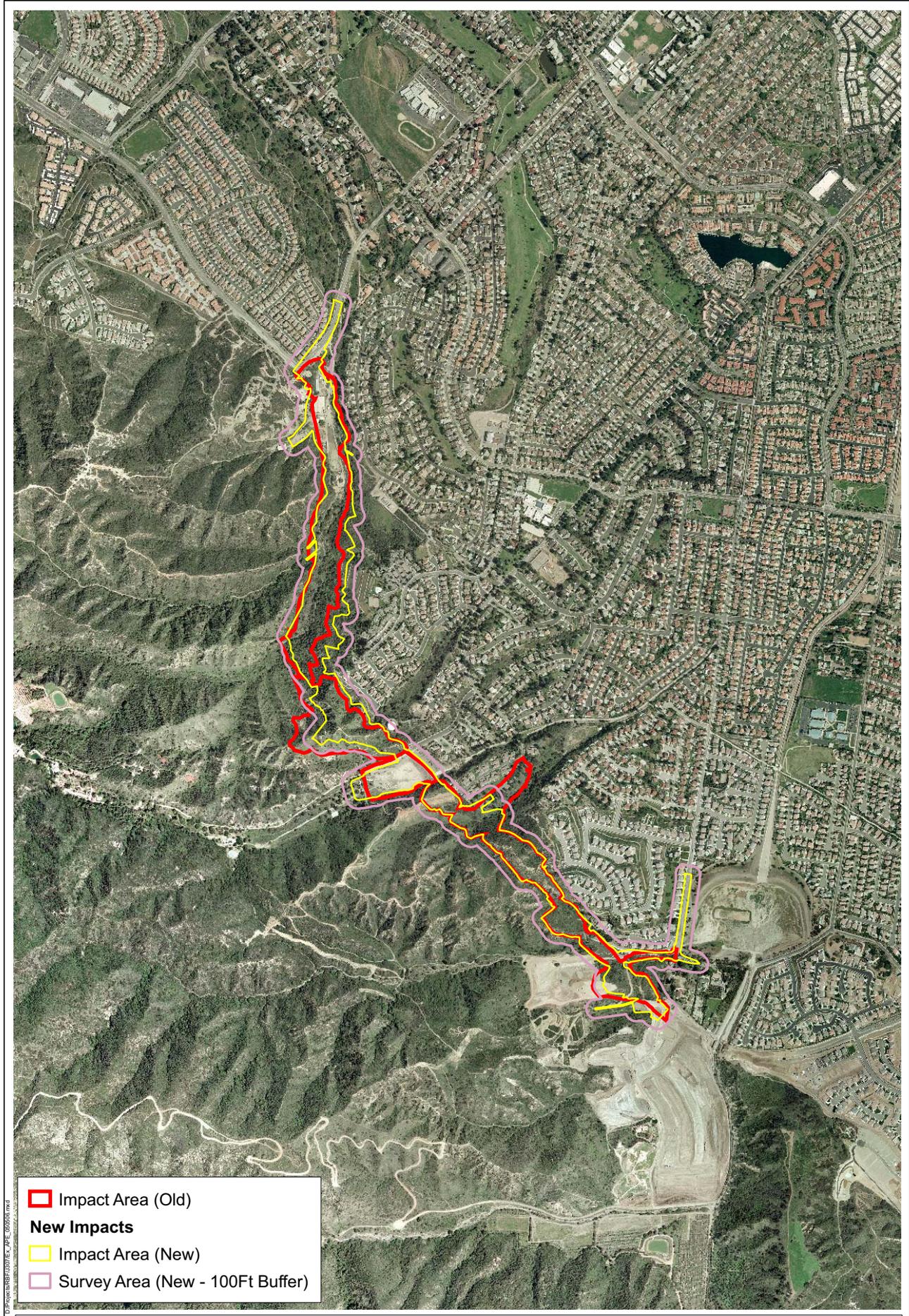
□ Impact Area

Aerial Photograph
Foothill Parkway Expansion



Exhibit 3





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Impact Area (Old)
New Impacts
 Impact Area (New)
 Survey Area (New - 100Ft Buffer)

Area of Potential Effects (Old/New)

Foothill Parkway Expansion

