

Section 4.10: Cultural Resources

4.10.1 Environmental Setting

The City of Ontario contains cultural and historical resources associated with developments during the early Model Colony period, which was generally before 1910. The project site was part of the historic Guasti community, and existing structures on the site have been determined to be historically significant.

Historical Overview

In 1875, the Southern Pacific Railroad (now Union Pacific Railroad) tracks were built from San Gabriel to San Bernardino. In 1887, a rail depot and post office were built along the railroad at the southeastern corner of the project site. A hotel, store, stable, telegraph, and homes soon followed. The town was called Zucker, in honor of the first Postmaster – Fred Zucker.

In 1900, Secondo Guasti bought the 1,500-acre townsite and established the Italian Vineyard Company. Approximately 4,500 additional acres were planted with vineyards to support Guasti's wine manufacturing business. In 1904, winery buildings were constructed and worker cottages built soon after. The Guasti community became a self-sufficient community, with a school, church, store, bakery, firehouse, workshops, and residences. In 1910, the town became known as Guasti. The Italian Vineyard Company became one of the leading grape-growing and wine-producing businesses in California and was the largest vineyard owned by a single company at that time. By 1920, more than 20,000 tons of grapes were harvested and the winery stored 2 million gallons. The mansion was completed in 1924, including the aviary, swimming pool and tennis court. The San Secondo D'Asti Church was built in 1926. During the Prohibition (1919 to 1933), the company survived by diversifying into other grape-related products. By 1935, it had as many as 650 men working during the harvest season. In 1942, Kaiser Steel bought a portion of the vineyard for the construction of the Fontana steel plant. After the war, Garrett and Company bought the vineyard and about 300 residents lived in the Guasti community.

The vineyard operations ceased in 1985 but the structures within the Guasti community remained, with some residential and warehouse structures remaining in use until 2007.

Archaeological Resources

During past surveys of the site and surrounding area, no prehistoric archaeological resources were identified. However, the potential for finding buried historic archaeological resources is present due to the location of the site within the historic Guasti community. Archaeological resources (such as privy deposits, including remnants of tools or household goods) have the potential to be present north of the cottages and near the location of the former railroad depot (southeast corner of the site).

Paleontological Resources

No paleontological resources have been identified in the City of Ontario, the Specific Plan area, or the site. The site is relatively flat and does not possess unique geologic features.

Section 4.10: Cultural Resources

Historic Resources

The project site is located within the City's Proposed Guasti Historic District. There were a total of 55 structures within the Guasti community, only 4 of which were less than 45 years old. The vineyard, winery buildings, mansion, and other on-site improvements and landscaping contributed to the Guasti Winery being identified as a California Points of Interest.

Demolition of dilapidated structures and those not considered historically significant occurred in late 2007 and early 2008. This demolition included 25 structures on the project site, with 7 structures currently remaining on the site. The 5 existing residential bungalows, a firehouse, and the Guasti market building are considered historically significant and remain along the alignment of Pepper Tree Lane, north of Old Guasti Road and between proposed Residential Overlay Zone in Planning Areas 2 and 3 (see Exhibit 4.10-1).

Guasti Market (#11) - This 1-story building was designed by architects Morgan, Walls & Morgan and built around 1920. The building is rectangular and has a flat truss roof support system. The walls are hollow ceramic brick tile that were manufactured by the Alberhill Clay Mines near Lake Elsinore. The building has a full basement constructed from concrete, which form the foundation walls. Concrete steps lead to the primary front door, and a wood ramp leads to the rear entrance.

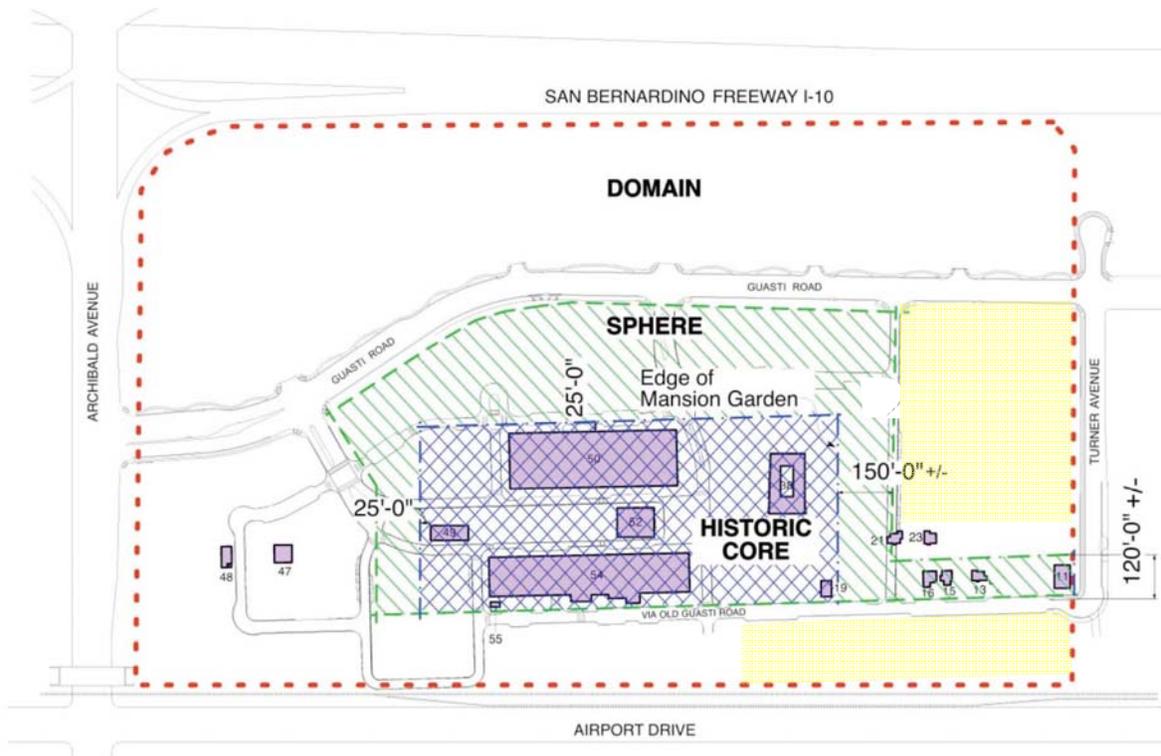
Gable House (#13) (formerly at 181 Pepper Tree Lane) - This cross-gable house has approximately 900 square feet of floor area and was built around 1900. The house is covered in narrow clapboard wood siding and board-and-batten siding. The building sits on a poured concrete foundation, with a small shed roof addition.

Hip House (#15) (formerly at 178 Pepper Tree Lane) – This bungalow is another one of 20, 4-room, wood-frame bungalows built for workers of the Italian Vineyard Company and was constructed around 1920. It is very similar to the hip house at 179 Pepper Tree Lane (#14), discussed above.

Hip House (#16) (formerly at 177 Pepper Tree Lane) – This bungalow was designed by architects Morgan, Walls & Morgan as part of 20, 4-room, wood-frame bungalows for the Italian Vineyard Company and was built around 1920. The small (650-square-foot), square residence is designed in a Vernacular Craftsman style and built on a poured concrete foundation with a medium-pitched pyramidal roof. It has wood frame double-hung sash windows and is clad in narrow clapboard with plain corner boards.

Firehouse (#19) - This tall one-story building was built around 1920. It has a gable roof and used to house the Italian Vineyard Company's firefighting equipment. The oversized firehouse doors are located on the north end, with a 16-foot long concrete ramp leading to the front doors. It is constructed of hollow clay tile bricks.

Hip House (#21) (formerly at 196 Pepper Tree Lane) – This bungalow was designed by architects Morgan, Walls & Morgan as part of 20, 4-room, wood-frame bungalows for the Italian Vineyard Company and was built around 1920. The small (650-square-foot) and square residence features a Vernacular Craftsman style, with a medium-pitched pyramidal roof. The house has wood frame double-hung sash windows, and is clad in narrow clapboard with plain corner boards.



LEGEND

-  Historic Core
-  Sphere
-  Domain
-  Proposed Residential Overlay Zone

Source: Guasti Plaza Specific Plan, 2010



Figure 4.10-1
Remaining Historical Structures
 Guasti Plaza Specific Plan Amendment
 Supplemental EIR

Section 4.10: Cultural Resources

Hip House (#23) (formerly at 199 Pepper Tree Lane) - This bungalow is another one of 20, 4-room, wood-frame bungalows for workers of the Italian Vineyard Company and was constructed around 1920. It is very similar to the hip house at 177 Pepper Tree Lane (#16), discussed above.

Other remaining structures outside the project site include 3 stone warehouses, a powerhouse, the Guasti Mansion, and a tasting room to the west and the San Secondo D'Asti Church (east of the Specific Plan area). Also, the Cooper's House and the Foreman's House remain at the western section of the Specific Plan area but are proposed to be relocated into the site.

Coopers House (#47) (formerly at 9776 Guasti Road) - This is a 1 ½-story residence that appears to have been built around the beginning of the 20th century. Its architecture features stylistic attributes of the Queen Anne and Shingle residential houses in a Vernacular interpretation. The main portion of the building has a wide gable roof structure. On the second floor, two large gable roof dormers that are connected in the middle to each other project from the southern roof slope. The veranda roof is supported by classical columns that sit on a solid porch railing. Large brackets support the roof edges on the upper level, while decorative trimmed rafter tails support the veranda roof. The building is clad in a wide shiplap siding, with the north wall covered with vertical boards. There is a brick chimney with a corbelled cap on the west side. This was the original manager's house, but was also used by the foreman of the cooperage shops, and later as a restaurant.

Foreman's House (#48) (formerly at 9750 Guasti Road) – This house was built around 1920 and is slightly larger than the hipped-roof cottages on the site. This small residence was designed in a Vernacular Craftsman style. It is clad in narrow clapboard, with plain corner boards and the roof on the main block is hipped and has closed eaves. The house has a red brick exterior chimney. A small, gable roof, single-car garage is located northwest of the house.

Native American Sacred Sites

Pursuant the Senate Bill (SB) 18, the City of Ontario sent letters to Native American tribes to request formal consultation on the presence of any Traditional Cultural Properties, Sacred Sites, and resource collecting areas in or near the project site, or any concern regarding the proposed Specific Plan Amendment. In response to the City's SB 18 consultation request, responses were received from three tribal stakeholders. The responses requested that a Native American monitor be present during grading activities; a qualified archaeologist assess any cultural resource that is encountered; a Native American monitor if cultural resources are found; compliance with State regulations when human remains are uncovered; and development of a Treatment Plan in coordination with the tribe if significant Native American cultural resources are found.

4.10.2 Threshold of Significance

According to Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on cultural resources, if its implementation results in any of the following:

- ◆ Causes a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- ◆ Causes a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;

Section 4.10: Cultural Resources

- ◆ Directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; or,
- ◆ Disturbs any human remains, including those interred outside of formal cemeteries.

Based on the CEQA Guidelines Section 15064.5 Subsection (a)3, any object, building, structure, site, area, place, record or manuscript which a Lead Agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the Lead Agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the Lead Agency to be "historically significant" if the resource meets the criteria for listing on the National Register of Historic Places and California Register of Historic Resources. The criteria for listing in the National Register of Historic Places include resources:

- ◆ That are associated with events that made a significant contribution to the broad patterns of our history; or
- ◆ That are associated with the lives of persons significant in our past; or
- ◆ That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or
- ◆ That has yielded or may be likely to yield information important in prehistory or history.

The California Register of Historic Resources utilizes criteria that mirrors the National criteria and include any resource that:

- ◆ Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage;
- ◆ Is associated with the lives of persons important in our past;
- ◆ Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- ◆ Has yielded or may be likely to yield, information important in prehistory or history.

These thresholds were used to determine if there are important cultural resources on the site and if future residential development allowed under the proposed Amendment would adversely impact important cultural resources.

4.10.3 Environmental Impacts

Future residential development is not expected to lead to the demolition of existing historic structures on the site. The remaining structures have been determined to be historically significant and are proposed for rehabilitation and reuse, except for the US Post Office trailer which will be removed.

Archaeological Resources *(Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?)*

No prehistoric archaeological resources have been identified on the site or the surrounding area and extensive ground disturbance has occurred as part of recent demolition activities. However,

Section 4.10: Cultural Resources

archaeological resources could be present in privy deposits located north of the cottages and near the location of the former railroad depot (southeastern corner of the site). Ground disturbance and excavation activities may lead to the discovery of privy deposits and the potential destruction of archaeological resources, resulting in significant adverse impacts.

Impact 4.10.1: Grading and excavation activities in the area north of the cottages and at the southeastern corner of the site near the UPRR railroad have the potential to impact unknown archaeological resources.

Monitoring of ground disturbance and excavation north of the cottages and at the southeastern corner of the site near the UPRR railroad would ensure that important cultural resources are identified prior to disturbance and destruction and that any important archaeological resources are preserved or protected, or that a mitigation plan is developed and implemented for the proper photograph, recordation, collection, and archival of collected materials.

Historical Resources (*Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*)

Since the adoption of the Specific Plan, a number of structures have been demolished on the site and within the Specific Plan area. Fifteen of the 50 structures remain, with 7 structures on the eastern section of the Specific Plan area. The remaining structures on the site were part of the historic Guasti community and the Italian Vineyard Company, and have been determined to be historically significant.

Future residential development would result in the rehabilitation and reuse of the historic resources on the site, including the relocation and rehabilitation of 2 historic structures into the site. Relocation and rehabilitation efforts may affect the historical significance of the structures, resulting in the loss or reduction in the historic integrity and character of the Guasti community. This is considered a significant adverse impact.

Impact 4.10.2: Future residential development may lead to changes in the historical integrity of the existing structures to be rehabilitated or relocated and reused.

Measures to retain the historic element on the site and in the Specific Plan area have been developed as part of the Specific Plan and would have to be implemented as part of future residential development.

In accordance with the City's Historic Preservation Ordinance (Ordinance No. 2789, Article 26 of the City's Development Code), the City requires a Certificate of Appropriateness for any alteration, addition, rehabilitation, remodeling, or relocation of a historic resource even if the City requires no other permit. The Certificate of Appropriateness ensures that all proposed treatments and/or improvements will be compatible in design and will not have an adverse impact on the historic resource or the historic area. All proposed treatments shall be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties for the preservation and conservation of the historic buildings, site features, and landscaping of the site.

A Conservation Plan has been established for the Guasti Plaza Specific Plan area to expedite the review process for the multiple historic resources within the project area, in place of individual Certificates of Appropriateness. The Conservation Plan discusses the historic significance of the Guasti community and confirms the historical significance of structures

Section 4.10: Cultural Resources

proposed for preservation. It requires Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) documentation for all structures and demolition salvage of items for later reuse into the project area. The plan also evaluates the current condition of historic structures that would be preserved and provides interim repair/treatment recommendations for each structure. It also identifies potential reuse; along with guidelines to follow for adaptive reuse. The Conservation Plan outlines the design review process for repairs, conservation and rehabilitation activities and calls for compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties.

This Conservation Plan will be implemented for the adaptive reuse of the historic structures that remain or that will be relocated into the site, so that the historic significance of the Guasti community would be preserved on the site and shared with future residents and visitors.

An interpretive program that includes a proposed on-site museum has also been developed, and would also contribute to the retention of the historical elements of the Guasti community. The Guasti Interpretative Plan (File No. PHP 08-034) provides guidelines for the integration of significant features into the streetscape and landscape of the historic Guasti area. It includes building identification, a self-guided walking tour, site feature plaques, artifact displays, on-site museum, photograph displays, a narrated video, and special events that would explain the historical significant of the Guasti community, identify major use zones in the area, identify individuals that had a major role in the historic community, provide information on winery operations and products at the Guasti community. This plan would be implemented on-site as part of the Guasti Plaza development. Figure 4.10-2, *Historical Building Relocation*, shows the proposed Interpretive Plan.

Paleontological Resources (*Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*)

While the project site is highly disturbed and does not contain unique geologic features, the presence of paleontological resources cannot be precluded. Grading and excavation activities that extend into native soils have the potential to yield paleontological resources. Thus, potentially significant adverse impacts to unknown paleontological resources could occur.

Impact 4.10.3: Grading and excavation into native soils have the potential to impact unknown paleontological resources.

Monitoring of excavation activities that involve the disturbance of native soils will be necessary to ensure that important paleontological resources are not destroyed and that appropriate measures are taken for the proper recovery and curation of these resources, if found.

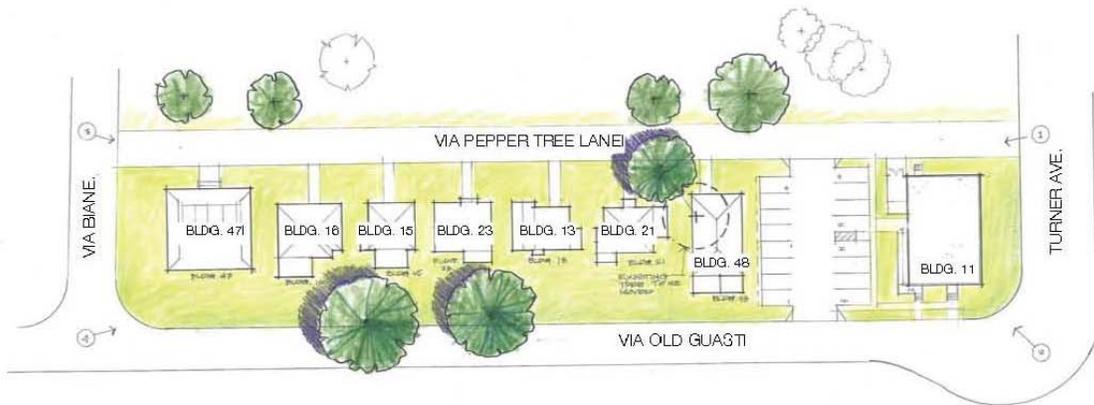
Human Remains (*Would the project disturb any human remains, including those interred outside of formal cemeteries?*)

There are no known cemeteries on or near the project site. Thus, a low potential for the discovery of human remains is expected on the site. However, should human remains be found, compliance with existing regulations is required.

The California Public Resources Code and Health and Safety Code dictate that if human remains are unearthed, no further disturbance shall occur until the County Coroner is called and has made the necessary findings as to the origin and disposition of the remains.



AERIAL VIEW



SITE PLAN

Source: Guasti Plaza Specific Plan, 2010



Figure 4.10-2
Historical Building Relocation
Guasti Plaza Specific Plan Amendment
Supplemental EIR

Section 4.10: Cultural Resources

Should human remains be determined to be Native American in origin, the Native American Heritage Commission and local tribes will be contacted for appropriate actions. Compliance with existing regulations regarding the disposition of human remains would prevent any adverse impacts on potential Native American sacred sites and burial grounds. Implementation of these State regulations as a standard condition would prevent adverse impacts associated with human remains.

Native American Sacred Sites

Native American tribes indicated that the site is within traditional tribal territory and Native American cultural resources may be present. Native American monitors during earth-moving activities on the site would ensure that no impacts to tribal resources occur. Should Native American cultural resources be found, a qualified archaeologist will need to assess the finds and consultation and coordination with the tribes would be needed. This impact has been discussed above and Native American requests have been included in the mitigation for the discovery of unknown archaeological resources.

4.10.4 Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan summarized the findings of the Cultural and Historic Resources Survey, which identified structures that would need to be retained as part of the Specific Plan implementation. While the Specific Plan seeks to preserve the historic character of the area, mitigation measures were outlined in the EIR to further reduce impacts to historical resources. Even then, unavoidable significant adverse impacts were expected.

The EIR indicated that historical archaeological deposits may be present at the northeastern and southeastern sections of the Specific Plan area. Mitigation measures were provided to include monitoring of ground disturbance activities and evaluating resources that may be uncovered. The EIR did not identify potential adverse impacts to paleontological resources.

Future residential development on the site would result in potential adverse impacts to historic resources on the site and to unknown archaeological and paleontological resources, similar to impacts expected with planned office uses under the Guasti Plaza Specific Plan.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. Prior to the Project approval, the final *Guasti Plaza Specific Plan* shall be amended to include the following guidelines:
 - The project shall be sited so as to provide view corridors into the Historic Core from the I-10 Freeway, Airport Drive and Guasti Road.

Section 4.10: Cultural Resources

This mitigation is not applicable to future residential development under the proposed Amendment because the project site is not located within the Historic Core and would not block views of the Guasti Mansion from the I-10 Freeway, Guasti Road or Airport Drive.

2. Prior to Development Advisory Board approval of any Planning Area Plan (PAP), documentation of the entire Guasti Community shall be completed according to Level 1, HABS/HAER standards, subject to review and approval of the Historic Preservation Commission. Once approved, a copy of the final HABS/HAER report and accompanying photographs and drawings shall be submitted to the Planning Department for subsequent release to the Model Colony History Room of the Ontario Main Library.

This mitigation is near completion and remains applicable to future residential development under the proposed Amendment.

3. Prior to Development Advisory Board approval of any Planning Area Plan (PAP), a coordinated, on-site interpretive program for the entire Specific Plan area shall be submitted for review and comment of the Historic Preservation Commission. The interpretative program shall depict the heritage of the Guasti Community, using graphics, placards, photographs, representative plantings, and other methods.

While the Guasti Interpretive Plan has been adopted, it has not been implemented. This mitigation remains applicable to future residential development under the proposed Amendment.

4. Prior to Development Advisory Board approval of any PAP, plans for the on-site enclosed museum depicting key aspects of the history of the site and its relationship to the growth and development of the local community shall be submitted for review and approval of the City Council.

The on-site museum would be located on the site and this mitigation would be applicable to future residential development under the proposed Amendment.

5. Prior to Development Advisory Board approval of any PAP, the applicant shall submit a comprehensive site materials and furnishings program for the review and comment of the Historic Preservation Commission. The comprehensive site materials and furnishings program will encompass the entire Specific Plan area, and describe, at a minimum: materials for structures, fencing and appurtenances; signage treatments; lighting treatments; street furnishings, exterior pavement treatments; and landscape treatments.

This mitigation remains applicable to future residential development under the proposed Amendment.

6. All new structures in the Specific Plan area shall be designed and constructed in a manner that conforms to and does not compromise the historic character of the Guasti Community and its structures. All new structures shall be consistent with the historic character in terms of scale, orientation, architectural details and ornamentation, and

Section 4.10: Cultural Resources

materials. Prior to site plan review of any structure, the plans shall be submitted for review and comment of the Historic Preservation Commission.

This mitigation remains applicable to future residential development under the proposed Amendment.

7. Alteration of the existing stone warehouses shall be done in conformance with the Secretary of Interior's Standards for Rehabilitation. The gabled ends shall not be removed or visually altered, unless the Historic Preservation Commission finds an alternative treatment of the gabled ends to be acceptable.

There are no stone warehouses on the site, thus, this mitigation is not applicable to future residential development under the proposed Amendment.

8. Prior to issuance of demolition permits for any portion of the proposed development, all necessary City approvals and permits for construction of the affected areas shall be secured.

Demolition activities have been completed and this mitigation is not applicable to future residential development under the proposed Amendment.

9. Prior to issuance of any building permit, the applicant of each historic building to be rehabilitated, shall submit a structural analysis, including recommendations on seismic strengthening to bring each existing building to be retained into conformance with the Uniform Building Code or the State Historic Building Code. The recommendations shall be implemented as approved by the City's Building Official.

This mitigation remains applicable to existing structures on the site or those to be relocated to the site that would be made part future residential development under the proposed Amendment.

The following mitigation measures (10 to 14) would be applicable only to the extent that the City selects to implement each policy:

10. Maintain Individual Landmark Buildings

- a. Prior to project review and approval, the City Council shall make findings to designate the two landmark buildings, the Guasti Mansion and the Old Winery Warehouse, as historic resources per the provisions of the City's Historic Preservation Ordinance No. 2509, and based on review and recommendations of the Historic Preservation Commission and others.

Ordinance No. 2509 has been replaced by Ordinance No. 2789, as the City's Historic Preservation Ordinance. This mitigation is not applicable to the proposed Amendment since the Guasti Mansion and Old Winery Warehouse are not located on the site where future residential development would be allowed.

Section 4.10: Cultural Resources

11. Maintain Contributing Features of the Historic District

a. Prior to Project review and approval, the Specific Plan shall be modified to ensure that all buildings are retained, except for buildings No.'s 41, 44, 46, 51 and 55 (as identified in Table 2).

b. Prior to Project review and approval, the City Council shall make findings to designate the Guasti Community as an Historic District or Historic Site per the provisions of the City's Historic Preservation Ordinance No. 2509, and based on review and recommendations of the Historic Preservation Commission and others.

Ordinance No. 2509 has been replaced by Ordinance No. 2789, as the City's Historic Preservation Ordinance. This mitigation has not been selected and several buildings listed above have been demolished within the Specific Plan Area. It is no longer applicable to future residential development under the proposed Amendment.

12. Maintain Essential Features of the Historic District

a. Prior to Project review and approval, the Specific Plan shall be modified to ensure that all buildings are retained, except for buildings No's 3, 4, 5, 6, 28, 29, 30, 37, 40, 41, 42, 43, 44, 45, 46, 51 and 55 (as identified in Table 2).

b. Prior to Project review and approval, the City Council shall make findings to designate the Guasti Community as an Historic District or Historic Site per the provisions of the City's Historic Preservation Ordinance No. 2509, and based on review and recommendations of the Historic Preservation Commission and others.

Ordinance No. 2509 has been replaced by Ordinance No. 2789, as the City's Historic Preservation Ordinance. This mitigation has not been selected and several buildings listed above have been demolished within the Specific Plan Area. It is no longer applicable to future residential development under the proposed Amendment.

13. Maintain Essential Character Elements of the Historic District

a. Prior to Project review and approval, the Specific Plan shall be modified to ensure that all buildings are retained, except for Buildings No's 3, 4, 5, 6, 7, 8, 9, 27, 28, 29, 30, 31, 32, 35, 36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 51 and 55 (as identified in Table 2).

This mitigation has not been selected and several buildings listed above have been demolished within the Specific Plan Area. It is no longer applicable to future residential development under the proposed Amendment.

14. Maintain Valuable Buildings of the Site

a. As a condition of a Project approval, the Specific Plan shall retain the following 14 buildings: Guasti Mansion (Building #38 of Table 2), Old Winery Warehouse (Building #54), stone warehouses (Buildings #50 and #52), Guasti Market (Building #11), Firehouse (Building #19), Powerhouse (Building #55), Cooperage Foreman's House (Building #47) and adjacent residence (Building #48), and the Worker's Cottages (Building #17, 18, 21, 22 and 23).

Section 4.10: Cultural Resources

The Conservation Plan for the Guasti Plaza Specific Plan area has identified a different set of worker's cottages to be preserved due to the deterioration of Building #17, 18 and 22. Since existing structures on the site (Guasti Market, Firehouse and 5 cottages) would be rehabilitated and reused, this mitigation is applicable to future residential development under the proposed Amendment, but has been revised to reflect the existing buildings on the site.

15. Prior to issuance of any grading permit, the applicant shall submit written evidence to the Ontario Planning Department that a qualified archaeologist has been retained to conduct monitoring during all grading activities in the vicinity of the workmen's cottage area and the old railroad depot location.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment.

16. If cultural resources are encountered during grading, all construction work in the vicinity must be halted and a qualified archaeologist retained to evaluate the significance of the find in accordance with federal, state and local laws.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that future development and rehabilitation within the Project Area would affect significant historic resources at the Guasti winery and village. Adherence of the policies and programs in the Specific Plan and the mitigation measures in the Specific Plan EIR would reduce impacts to less than significant levels. The EIR indicated that no archaeological or paleontological resources are known to be present in the Project Area, but monitoring is recommended to prevent impacts to unknown resources.

Consistent with the EIR for the Redevelopment Plan and impacts expected from planned office uses on the site, future residential development under the proposed Amendment would comply with the programs in the Specific Plan and the mitigation measures in the Specific Plan EIR. Monitoring would also be conducted to prevent impacts to unknown archaeological or paleontological resources.

A number of mitigation measures were provided in the EIR for Guasti Redevelopment Plan:

1. Historical Resources

The following mitigation measures are recommended and would minimize impacts to historic resources:

- Adherence to the policies and implementation programs of the Guasti Plaza Specific Plan, and implementation of the adopted mitigation measures of the Guasti Plaza Specific Plan EIR, which address the protection and adaptive reuse of historic structures and resources would be required for development of that portion of the Plan Area B of the Project Area which lies within the Specific Plan boundary.
- Should any new use be proposed for the Guasti Church, structural modifications and/or adaptive reuses shall be in accordance with the guidelines of the National Register of Historic Places.

Section 4.10: Cultural Resources

Adherence to the historic preservation program of the Specific Plan would continue with future residential development under the proposed Specific Plan Amendment.

2. Paleontological and Archaeological Resources

As a precautionary measure, the following mitigation is recommended to minimize unknown impacts due to the loss of unknown resources:

- A qualified archaeologist shall be on-site for grading within the Project Area. Said archaeologist must have the authority to halt any activities adversely impacting any previously unidentified cultural deposits that may be uncovered during grading. The archaeologist must be afforded the opportunity to evaluate any additional finds and to complete the analysis in accordance with CEQA Guidelines, as amended. The area surrounding the Guasti Community may have buried artifacts that could be uncovered during grading and construction. When an archaeologist monitor is on-site, this monitor can observe the ground altering activities and inspect the areas for evidence of cultural activity and can then collect and catalogue any relevant artifacts prior to the continuation of construction activity. However, should more extensive resources be exposed, construction activity may be halted or redirected until more extensive study and any appropriate recovery plans can be completed.

This mitigation is similar to mitigation measures in the Specific Plan EIR and remains applicable to future residential development under the proposed Amendment.

4.10.5 Standard Conditions and Mitigation Measures

Standard Conditions

The implementation of the following standard conditions would prevent adverse impacts related to the discovery of human remains and the historic preservation of the Guasti community:

Standard Condition 4.10.1: If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved archaeologist, determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code). The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. The recommendation of the MLD shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials.

Standard Condition 4.10.2: Future residential development shall adhere to the historic preservation policies and programs in the Guasti Plaza Specific Plan, as amended.

Standard Condition 4.10.3: Future residential development shall comply with the Conservation Plan for the adaptive reuse of historic structures.

Section 4.10: Cultural Resources

Standard Condition 4.10.4: Future residential development shall implement the Guasti Interpretive Plan, as it relates to the reuse of historic structures, museum, walking tour, and other features along the Pepper Tree Lane corridor.

Mitigation Measures

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following mitigation measures shall be implemented as part of future residential development:

Mitigation Measure 4.10.1a: Prior to issuance of any grading permit, the applicant shall submit written evidence to the Ontario Planning Department that a qualified archaeologist has been retained to conduct monitoring during all grading activities in the vicinity of the workmen's cottage area and the old railroad depot location.

Mitigation Measure 4.10.1b: A qualified archaeologist shall be on-site to monitor grading and excavation activities north of the cottages and at the southeastern corner of the site near the UPRR railroad. The archaeologist shall have the authority to halt any activities adversely impacting any previously unidentified cultural deposits that may be uncovered during grading. Also, the following measures shall be made during monitoring:

- ◆ *Upon discovery of archaeological resources, an archaeologist meeting the Secretary of Interior's standards shall assess the find. The archaeologist shall evaluate the finds for significance and complete the analysis in accordance with the CEQA Guidelines, and applicable federal, state and local laws.*
- ◆ *Should extensive archaeological resources be exposed, construction activity shall be halted or redirected until more extensive study and any appropriate recovery/treatment plans can be completed.*
- ◆ *If significant Native American cultural resources are found, local tribes shall be contacted and the treatment plan be developed in coordination with the affected tribe and in accordance with Section 21084.1 of CEQA and Section 15064.5 of the CEQA Guidelines, to ensure mitigation below a level of significance.*
- ◆ *Mitigation for significant archaeological resources shall include avoidance of the site, on-site preservation of the resources, return of artifacts to tribe, photograph inventory, recordation, collection, and/or archival of collected materials and curation into a museum repository with permanent retrievable storage. The archaeologist shall obtain a written repository agreement in hand prior to the initiation of collection activities.*
- ◆ *After all monitoring activities, the archaeologist shall prepare a report of findings with an itemized inventory of specimens recovered. The report and inventory, when submitted to the City of Ontario (as the Lead Agency), will signify completion of the program to mitigate impacts to archaeological resources.*

Section 4.10: Cultural Resources

Mitigation Measure 4.10.2a: Prior to issuance of the building permit for future residential development, a copy of the final HABS/HAER report and accompanying photographs and drawings shall be submitted to the Planning Department for subsequent release to the Model Colony History Room of the Ontario Main Library.

Mitigation Measure 4.10.2b: Prior to issuance of the building permit for future residential development, components of the Guasti Interpretive Plan that would be implemented (including the museum and walking tour) shall be made part of the development plans that would be submitted to the City for review and approval.

Mitigation Measure 4.10.2c: As part of the building application for historic structure rehabilitation, the applicant shall submit a comprehensive site materials and furnishings program for the review and comment of the Historic Preservation Commission. The comprehensive site materials and furnishings program will describe, at a minimum: materials for structures, fencing and appurtenances; signage treatments; lighting treatments; street furnishings, exterior pavement treatments; and landscape treatments, which are consistent with the Conservation Plan for the site and the Secretary of Interior's Standards for the Treatment of Historic Properties.

Mitigation Measure 4.10.2d: All new structures in the Specific Plan area shall be designed and constructed in a manner that conforms to and does not compromise the historic character of the Guasti Community and its structures. All new structures shall be consistent with the historic character in terms of scale, orientation, architectural details and ornamentation, and materials. This shall include appropriate setbacks between historic structures and new buildings. Prior to site plan review of any structure, the plans shall be submitted for review and comment of the Historic Preservation Commission.

Mitigation Measure 4.10.2e: Prior to issuance of any building permit, the applicant of each historic building to be rehabilitated, shall submit a structural analysis, including recommendations on seismic strengthening to bring each existing building to be retained into conformance with the California Building Code or the State Historic Building Code. The recommendations shall be implemented as approved by the City's Building Official.

Mitigation Measure 4.10.2f: As a condition of project approval, the Specific Plan shall retain the following buildings on-site: Guasti Market (Building #11), Firehouse (Building #19), Coopers House (Building #47) and adjacent Foreman's House (Building #48), and the Worker's Cottages (Building #13, 15, 16, 21 and 23).

Mitigation Measure 4.10.3: A paleontologic monitor shall be on-site to monitor excavation activities extending to estimated depths of 10 feet or more below the existing ground surface. The paleontologic monitor shall 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. The monitor shall temporarily halt or divert equipment to allow the removal of abundant or large specimens and their evaluation for significance or potential of the site for additional fossil resources. Monitoring shall be reduced if

Section 4.10: Cultural Resources

the potentially-fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources. Also, the following measures shall be made during the monitoring of excavation activities on undisturbed native soils:

- ◆ *Upon discovery of specimens, preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates shall be made.*
- ◆ *Upon recovery of specimens, they shall be subject to identification and curation into a museum repository with permanent retrievable storage. The paleontologist shall obtain a written repository agreement in hand prior to the initiation of mitigation activities.*
- ◆ *After all monitoring activities, the paleontologist shall prepare a report of findings with an itemized inventory of specimens recovered. The report and inventory, when submitted to the City of Ontario (as the Lead Agency), will signify completion of the program to mitigate impacts to paleontologic resources.*

4.10.6 Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment may result in adverse impacts to cultural (historic, archaeological and paleontological) resources. Potentially significant adverse impacts to cultural resources can be prevented or reduced to less than significant levels by the implementation of the standard conditions and recommended mitigation measures outlined above. While the EIR for the Guasti Plaza Specific Plan identified unavoidable adverse impacts to cultural resources and past demolition activities have led to the loss of historical structures on the site and in the Guasti community, the existing structures on the project site are proposed for rehabilitation and reuse, as part of the Conservation Plan and Interpretive Plan that have been established for the Specific Plan area. Design and construction of new buildings in a manner that conforms to and does not compromise the historic character of the Guasti community and consistent with the historic character in terms of scale, orientation, architectural details and ornamentation, and materials would mitigate impacts to levels considered less than significant. No unavoidable significant adverse impacts are expected after mitigation.