
Built Environment Inventory and Evaluation Report

Juniper Energy Project

315 Roy Street, Hinkley,

San Bernardino County

NOVEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	California Public Resources Code
SR	State Route

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Executive Summary

Dudek was retained by Jupiter Energy LLC to prepare a Built Environment Inventory and Evaluation Report for the proposed Juniper Energy project (Project) located at 315 Roy Street (APN 0490-171-01) in the unincorporated community of Hinkley, California. The subject property is 10 miles northwest of Hinkley and 1 mile directly southwest of Harper Lake, San Bernardino County, California. The Project location is illustrated on Figure 1. Juniper Energy proposes to construct and operate two 4-megawatt community solar photovoltaic power generating systems, with battery storage capabilities, solar photovoltaic modules mounted on single-axis trackers, long-duration batteries, an overhead electrical line connecting the site to the nearby electrical grid, and electrical conduit and transmission and collection lines would primarily be installed underground. This technical report is part of supporting documentation for the initial study prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.).

Efforts to identify built environment cultural resources included a review of a California Historical Resources Information System records search; an in-person field survey; building development and archival research; the creation of an appropriate historic context; and the development of a built environment study area to assess potential impacts to historic era buildings and structures that may qualify as CEQA historical resources. The built environment study area is limited to the parcel where the proposed Project is located at 315 Roy Street (APN 0490-171-01). The parcel contains four buildings over the age of 45 (historic era) that required formal evaluation under the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) in compliance with CEQA.

As a result of Dudek's archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the NRHP and the CRHR. Therefore, none of the properties located in the study area contain properties considered historical resources under CEQA. The project finding for built environment cultural resources under CEQA is No Impact.

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1 Introduction

This section provides a description of the Project, including information about the location, setting, and proposed Project activities. This section also presents the regulatory setting for the Project, a description of the built environment study area, and project personnel.

1.1 Project Location

As shown in Figure 1, Project Location, the property, legally sited as 315 Roy Street (APN 0490-171-01), is located in the Mojave Desert in rural, east San Bernardino County, California. 315 Roy Street is 10 miles northwest of Hinkley and 1 mile directly southwest of Harper Lake and within Township 11 N, Range 4W, Section 32 of the San Bernardino Meridian. The Subject property was developed in c. 1950 once utilities, including electricity and irrigation infrastructure, were extended to the area.

As shown in Figure 2, the Project site is located on a large, rectangular 84-acre parcel that fronts Roy Street in the unincorporated community of Hinkley. The subject property is approximately 1 mile south of the extinct farming community of Lockhart (originally named Harper), directly east of Harper Lake Road, and immediately southwest of established solar fields. Roy Road, which is north and parallel to Roy Street, accesses the Subject parcel's northwest corner.

1.2 Project Overview

Jupiter Energy LLC plans to construct and operate two 4-megawatt community solar photovoltaic power generating systems with battery storage capabilities on 84 acres of rural, open land northwest of the unincorporated community of Hinkley. The project would generate electricity using solar photovoltaic modules mounted on single-axis trackers, which rotate to follow the sun's movement throughout the day. The modules would be arranged in north/south arrays spanning the project site. The systems would store electrical production in long-duration batteries, which would be located next to the solar arrays on less than 1 acre of the site. The battery storage systems would employ technology requiring no cooling system, have no risk of fires, and use no hazardous materials. Switchgear, a weather station, inverters, and transformers, located next to the batteries, would manage the system and convert power for distribution to the nearby transmission grid. Electrical conduit and transmission and collection lines would primarily be installed underground. An overhead electrical line connecting the site to the nearby electrical grid would be installed along a property controlled by Southern California Edison. Interior perimeter all-weather unpaved roads would provide access to the system. Security fencing would be installed along the perimeter of the project site.

1.3 Built Environment Study Area

The built environment study area (study area) for this project is illustrated in Figure 3. To establish an appropriate project study area under CEQA, all potential project-related impacts that could result in a substantial adverse change in the significance of a known or unknown historical resource should be considered. Project construction and implementation activities are considered a substantial adverse change if they would cause physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Current professional practice commonly groups activities that

could cause a substantial adverse change to historical resources into direct and indirect impact considerations. Direct impact considerations are commonly linked to physical project construction activities including but not limited to demolition, construction-related ground-borne vibration, and property takes. Impact considerations commonly considered indirect are largely related to project implementation or impacts on properties adjacent to a project site once the project is built. For example, alterations to the setting of a historical resource, noise considerations, or visual effects could be indirect impacts.

As such, the study area is the geographic area or areas within or adjacent to a proposed project boundary that directly or indirectly may experience changes in the character or use of historical resources, as defined by CEQA, resulting from the construction and/or implementation of the project. The determination of the study area is influenced by a project's planned activities or setting, the scale and nature of the project, and the different kinds of impacts (direct or indirect) that may result from the project.

Delineation of the built environment study area considered the proposed project activities in conjunction with historic era buildings and structures (built on or before 1977, 45 years or age or older) that may sustain impacts as a result of project construction or implementation. A single property, 315 Roy Street (APN 01490-171-01), is located within the project boundary. The buildings and structures located on subject property, proposed for demolition, are more than 45 years old. It does not appear that there are any historic era buildings or structures adjacent to the proposed project boundary that will sustain direct or indirect impacts because of project construction or implementation. Several solar fields are already in place on nearby parcels. As such, the built environment study area is limited to the proposed project boundary.

The buildings and structures located within in the built environment study area, have each been assigned a letter identifier for clarity: Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D) are clustered in the northern quadrant of a large, rectangular 84-acre parcel that fronts Roy Street (Table 1). Harper Lake Road is directly west of the property, Roy Road, which is north and parallel to Roy Street, accesses the Subject parcel's northwest corner, and established solar panels border the property to the north and west.

Table 1. Property Located in the Built Environment Study Area, 315 Roy Street (APN 0490-171-01)

Building / Figure 3 Map Identifier	Description of Built Environment Component	Period of Construction
Residence (A)	HP 2. Single-family residential property/residence	c. 1950
Agricultural Outbuilding (B)	HP 4. Ancillary Structure / HP 33. Farm/Ranch related Structure	c. 1950
Quonset Hut (C)	HP 4. Ancillary building	c. 1950
Shed (D)	HP 4. Ancillary building	c. 1989

1.4 Project Personnel

This report, associated fieldwork, and property significance evaluation were prepared by Dudek Architectural Historian Erin Jones, MA, and Senior Architectural Historian/Historic Built Environment Team Lead, Kathryn Haley, MA. Resumes for key personnel are provided in Appendix A, Preparers' Qualifications.

1.5 Regulatory Setting

1.5.1 Federal

National Register of Historic Places

Although there is no federal nexus for this Project, the subject property was evaluated in consideration of National Register of Historic Places (NRHP) designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. 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 components may lack individual distinction; or
- D. That have yielded, or maybe likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1995, np). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important."

1.5.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1[j]). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to

identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1[a]). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c) (1–4), a resource is considered historically significant if it (a) retains "substantial integrity," and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

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

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

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5[b][1]; California Public Resources Code Section 5020.1[q]). In turn, CEQA Guidelines Section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

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

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

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

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2[a]; CEQA Guidelines Section 15064.5[c][4]). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (California Public Resources Code Section 21074[c], 21083.2[h]), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

2 Research and Field Methods

The following section describes efforts to identify built environment historical resources in the study area.

2.1 Records Search Results

A California Historical Resource Information System record search was completed by South Central Coastal Information Center (SCCIC) at California State University, Fullerton on May 18, 2022. The 2022 records search yielded several archeological reports. Only one overlaps the Project Area and extends into the 1-mile records search buffer: SCCIC Report Number SB-01910.

SB-01910

In 1989, Paul R. Hampson and Mark T. Swanson, with environment firm Greenwood Associated, conducted the "Cultural Resource Investigation: Five Sections West of Harper Lake, San Bernardino County" for Luz Development and Finance Corporation from Los Angeles, California. The report has been numbered through the SCCIC as SB-01910. Although the report included the parcel that is the extent of the Project site and the Built Environment Study Area in the archaeological investigation, no built environment cultural resources were identified. At the time of the survey, 1989 the buildings and structures on the subject property (construction c. 1950) were not yet 50 years old and the subject of the cultural resources' investigation were primarily focused on historic and prehistoric archaeology and the early development history of the area up through the late 1930s. Although, no built environment cultural resources were identified in this report the historical overview of the Project site was utilized in this report to provide background for the historic context presented in Chapter 3.

Previously Recorded Cultural Resources

SCCIC records indicate that a total of 143 identified previously recorded cultural resources, four of which documented built environment properties, but were only identified within 1 mile of the records search buffer and do not overlap the Project site. One of the four built environment properties identified within the 1 mile buffer is no longer extant. Table 2 below, lists the three extant historic aged, recorded cultural resources are discussed (Urban Preservation and Planning LLC 2020a, 2020b, 2020c). No built environment properties were identified through the records search within the Built Environment Study Area, as previously recorded or evaluated as eligible for listing in the NRHP, CRHR, or locally significant and therefore would qualify as CEQA historical resources. None of the properties listed below in Table 2 are considered historically significant

Table 2. Previously Recorded Cultural Resources within a 1-Mile Buffer of the Study Area

Primary Number	CHRS Code Assigned*	Name	Age	Attributes
Previously Recorded Sites within a 1-Mile of the Study Area				
P-36-034235	6z	708_Access Road to SCE Kramer-Coolwater Transmission Line	1958	HP 37: Highway/trail
P-36-034246	6z	728_Unnamed Road	Pre 1972	HP 37: Highway/trail

Table 2. Previously Recorded Cultural Resources within a 1-Mile Buffer of the Study Area

Primary Number	CHRS Code Assigned*	Name	Age	Attributes
P-36-034249	6z	733_Unnamed Road	Pre 1932	HP 37: Highway/trail

*6Z: Found ineligible for NR, CR or Local designation through survey evaluation.

2.2 Development and Archival Research

In addition to the records search results from North Central Information Center, Dudek accessed several archival repositories, historical records, and related additional reports. These additional sources are summarized below.

Built Environment Resource Directory

BERD files provide information, organized by county, regarding non-archaeological resources in the OHP inventory. This includes resources reviewed for eligibility for the NRHP and the CHL programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. Dudek accessed the Built Environment Resource Directory for San Bernardino County on October 21, 2022, and confirmed that BERD does not have any built environment resources that overlap the Project area.

California State Library

Dudek staff reviewed the California State Library's online catalog on October 20, 2022, to find available materials relating to the development of Hinkley, San Bernardino County, and the Project area. Pertinent material was used in the preparation of Section 3, Historic Context, of this report.

San Bernardino County Historical Society

Dudek staff reviewed the San Bernardino County Historical Society's online catalog on October 20, 2022, to find available materials relating to the development of the county, Hinkley, and the Project area. Pertinent material was used in the preparation of Section 3, Historic Context, of this report.

San Bernardino County Library

Dudek staff reviewed the San Bernardino County Library's online catalog on October 20, 2022, to find available materials relating to the development of the county, Hinkley, and the Project area. Pertinent material was used in the preparation of Section 3, Historic Context, of this report.

San Bernardino County Recorder-Clerk and Assessors' Offices

Architectural Historian Erin Jones, MA, reviewed the San Bernardino County Recorder-Clerk and Assessors' Offices online historical e-permits database on October 24, 2022. No permits were available online for the Subject property. Jones followed up via phone on October 25, 2022, and neither department's staff could provide the requested information.

Historical Newspaper Review

Dudek reviewed historical newspapers from San Bernardino County to understand the development of the subject property and the surrounding community. These documents were used in the preparation of Section 3, Historic Context, of this report.

Historical Sanborn Map Review

Dudek conducted a review of historical Sanborn Map Company fire insurance maps covering San Bernardino County as part of the archival research effort for the proposed Project. The subject property does not fall within the mapped area of the county and census-designated places.

Historical Aerial Photographs and Topographic Map Review

Dudek conducted a review of historical aerial photographs as part of the archival research effort for the proposed Project between the years 1937 and 2020 (Table 3). A review of historical topographic maps was conducted as part of the archival research effort for the proposed Project from the following years between the years 1957 and 2020. A discussion of available aerials is included in Section 3, Historic Context (NETR 2022a; UCSB 2022).

Table 3. Review of Historical Aerial Photographs

Year and Source	Resource Description
1953 (UCSB 2022)	In the 1953 historical aerial, the Lockhart community is developed with orchards and small building clusters. The Subject property, south of this mature agricultural area, does not appear to be developed with crops, and the majority of the property is covered in scrub fields. There do appear to be agricultural buildings, including two long row barns, developed on the property. Based on visible shade structures and pens, it appears the property is being used to raise small livestock. Extant Residence (A) and Agricultural Outbuilding (B), likely a small livestock shelter, are also present in the 1953 aerial.
1972 (NETR 2022a)	Very little has changed about the property since the 1953 aerial. The two row barns are still on the property, but other agricultural buildings are gone. There appears to be a large dumping ground at the Subject property. The Quonset Hut (C) has been erected.
1984 (NETR 2022a)	The extant built environment components, Residence (A), Agricultural Outbuilding (B), and Quonset Hut (C), are in their current configuration. It appears that the property's agricultural buildings, namely the long row barns, are falling into disuse but largely remain on the property. The dumping area has been cleared.
1994 (NETR 2022a)	The two row barns are gone, and their footprints are visible on the landscape. There are two small ancillary buildings located near the western border of the property. Shed (D) appears to be developed. There is no evidence that the property is being used to raise livestock.
2005 (NETR 2022a)	It appears that the Subject area has transitioned into a single-family property developed with the extant buildings in their current configuration and one, no longer extant, ancillary building.
2012 (NETR 2022a)	It appears that the Subject area is abandoned. The only buildings remaining on the property are the Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D). Debris is scattered across the site.

2.3 Field Survey

Dudek Archeologists Matthew DeCarlo and Seth Bruck conducted an in-person field survey of the Project area on August 16, 2021. The survey focused on documenting archaeological resources and built environment properties potentially affected by the Project. The survey entailed walking the entire Project area to document the exterior conditions of all properties proposed for demolition or renovation as part of the Project, as well as buildings and structures that are immediately adjacent to proposed Project activities. Each property was documented with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and historic landscape features in the Study area. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Survey photographs of the Study area were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Sacramento, California, office.

3 Historic Context

This section provides an overview of the history of the Project area before focusing on relevant historical information regarding the built environment within the study area. Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). A summary of these periods is discussed below before focusing on the development of the Project location and built environment Study area.

3.1 California’s Hispanic-Era and Early American Period

Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Spanish Period in California begins in 1769 with the construction of a settlement in San Diego. Spain ruled California until 1821 when the United Mexican States (Mexico) gained their independence and acquired Alta California. In 1839, José del Carmen Lugo, José María and Vicente Lugo, and Diego Sepúlveda, entered the San Bernardino and Yucaipa valleys and endeavored to establish a cattle operation, attract settlers, and colonize the area. Despite repeated attempts to develop areas within the valleys, the Lugos were inhibited by the harsh natural environment and plagued by frequent raids conducted by the Native Tongva, Luiseno, Gabrielino, Cahuilla, and Serrano bands as they resisted the colonization of their homelands. After multiple failed attempts to attract settlers, the Lugo family sold the rancho to members of the Church of Latter-Day Saints (LDS), who also sought colonize the area. In 1851, the LDS missionaries established farms and residences where the contemporary City of San Bernardino is located, approximately 60 miles south of the subject area. In 1857, tension between LDS members and outside communities caused Brigham Young to recall members of the LDS colony, leading to a county-wide economic crash. San Bernardino County’s development and expansion to remote areas stalled until the state-wide economic windfall of the 1880s. (Gudde and Bright 1998, p. 340; Hoover et al. 2002, pp. 325–326; Starr 2007, p. 105).

3.2 Development of the Harper Lake-Hinkley Area

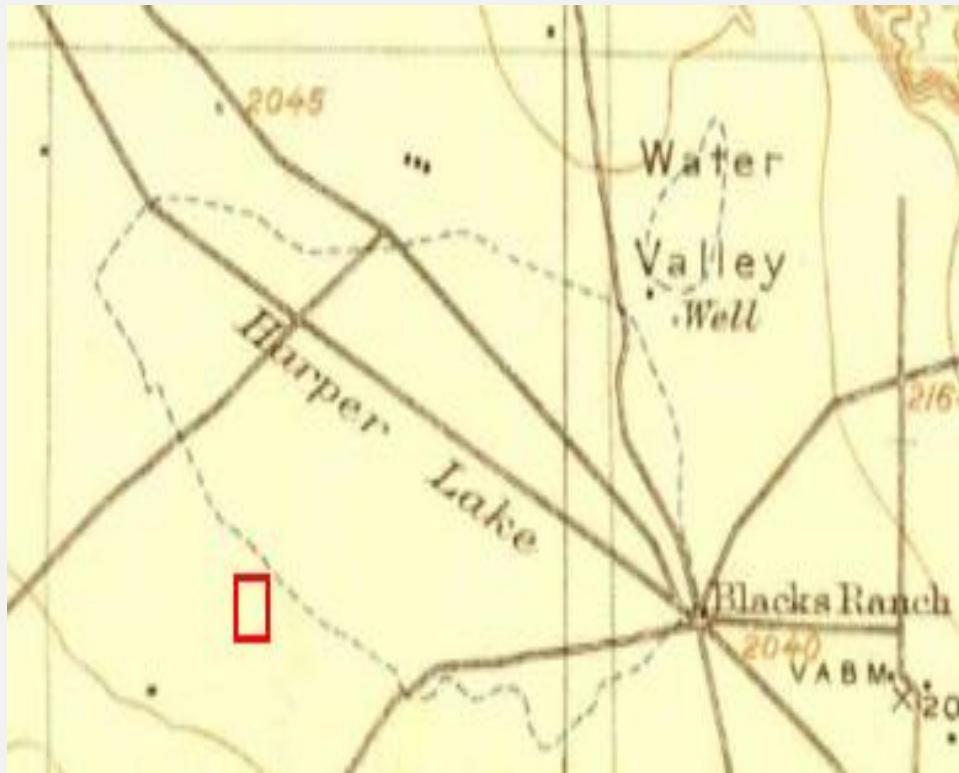
In the 1880s, expansion of the nation’s railroad network facilitated travel westward. The small settlement of Hinkley (originally spelled Hinckley for an early setter’s son), was founded in 1881 upon the arrival of the Southern Pacific Railroad (now CA SR 58), which was located approximately 8 miles southeast of the Project area. By 1883, the communities of Hinkley and Harper, two large ranches, and Hinkley Road, were developed within 10 miles of the Project area (Exhibit 1) (Gudde and Bright 1998, p. 166; Wheeler 1883; Hampson and Swanson 1989, pp. 9, 14).

Exhibit 1. 1883 map of the Harper Lake-Hinkley area illustrating the approximate location of the Project area (outlined in red) and its relationship to established settlements (Wheeler 1883).



By the early 1900s, a network of unorganized, well-traveled dirt roads crisscrossed Hinkley to connect the rural hamlet's sparse development. Hinkley Elementary School opened in 1902 and continued to operate into the 21st century. The first development west of Harper Lake, where the Built Environment Study Area is developed, occurred in 1910. During this period, the railroads sold land to arriving agrarians and the migrants who had applied for Desert Land Entry (DLE) grants to support farming in the arid environment. To qualify, settlers must have already begun successful agricultural developments and formed irrigation networks. The required agricultural infrastructure, which the struggling farmers hoped the grants would fund, resulted in the dismissal of most applications. By 1930, the most desirable agricultural land west of the lake (north of the Project area) was taken. Over time, Hinkley's web of transportation routes grew as the area's population expanded and residents developed new dwellings, farms, and infrastructure (Exhibit 2) (Hampson and Swanson 1989, pp. 8–14).

Exhibit 2. 1915 USGS topographic map of the Hinkley and Harper Lake area showing the Project area's (approximate location outlined in red) proximity to developed infrastructure (USGS 1915).

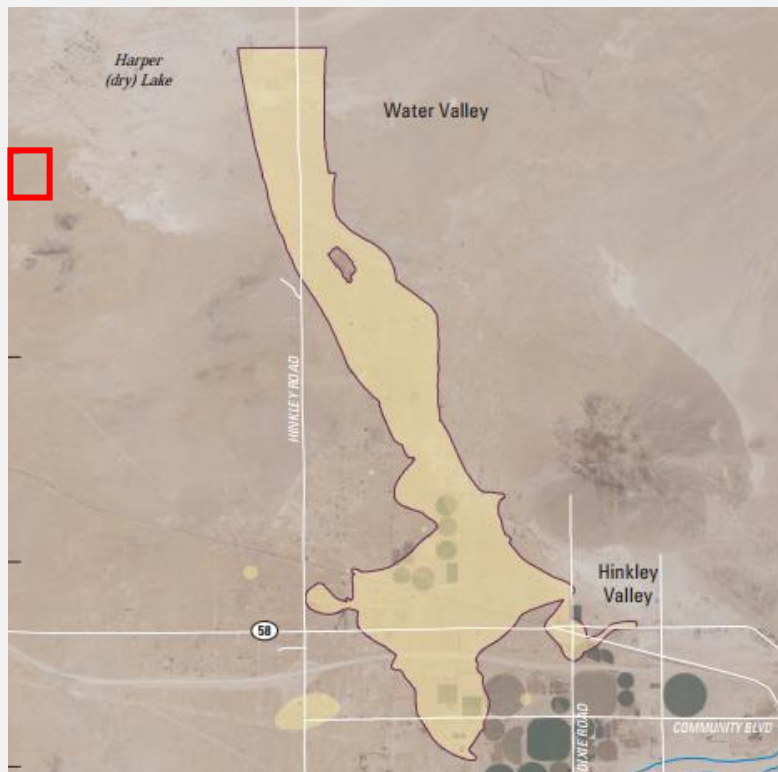


By the mid-1900s the Hinkley area was comprised of sparsely developed rural farms, open desert, and a small population, which contrasted to California's rapidly infrastructure and population. In 1949, SR 466 skirted the small Hinkley area, once a barren desert, but now agricultural land sown with mature, rolling alfalfa, fruit, and vegetable fields. Hinkley farmers also produced dairy, honey, and milk, and raised chicken and turkeys. In the early 1950s, the community had grown to the point of needing a convenience market, gas station, and post office but retained its small population and rural setting. In the late 1950s, California Electric Power Company (Callectric) and PG&E extended utility services, including development of irrigation and electrical infrastructure, leading to a small population increase. The tightly clustered agricultural community of Lockhart (now extinct) developed during this time and strengthened the local economy (Steinberg 2015, np; Hampson and Swanson 1989, p. 14; Barstow Printer 1949, p. 13).

Between 1952 and 1966, PG&E, the company partially responsible for the region's growth, pumped hexavalent chromium (chromium 6) into nearby Hinkley water systems to fight corrosion in pipes and towers. The byproduct was flushed into local unlined ponds and extinct lake beds which leached into the soil and poisoned the area's groundwater. Overtime, agricultural operations could no longer pull from the natural water supply and the region's sole industry collapsed. PG&E purchased many of Hinkley residents' agricultural and residential properties and funded their relocation (Urban Preservation and Planning LLC 2020c; Hampson and Swanson 1989, p. 14; California Water Board 2022, np; Steinberg 2015, np).

Over the decades, PG&E conducted clean-up efforts within the contamination epicenter but also monitored wells in the general area (Exhibit 3). Two wells, approximately 2 miles north of the Project area, were subject to monitoring before solar panels were developed over the site. By 2013, the once burgeoning communities and agricultural developments located in Hinkley, Harper, and Lockhart had become defunct (California Water Boards 2022, np; Steinberg 2015, np). Today the land surrounding the Project site is no longer used for farming and several nearby parcels contain solar fields.

Exhibit 3. PG&E map documenting the epicenter of the groundwater's contamination and the Project location's (red square) approximately 8 miles to the east (Izbicki and Groover 2018, p. 6).



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4 Results of Identification and Evaluation Efforts

One property containing buildings and structures over the age of 45 is located in the Built Environment Study Area, 315 Roy Street (APN 0490-171-01), each building on the property has been assigned a letter identifier for clarity, are located in the Built Environment Study Area (Figure 3).

4.1 Property Description

Descriptions of the properties and historic significance summaries are presented below (Table 4). A detailed analysis of the property is also included in the State of California Department of Parks and Recreation (DPR) Series 523 forms provided in Appendix B.

Table 4. Description of Buildings Located at 315 Roy Street (APN 0490-171-01)


Component Name / Identifier	Year Constructed	Resource Description	Photograph
Overview of 315 Roy Street (APN 0490-171-11)	c. 1950	The Subject Property, legally sited as 315 Roy Street (APN 0490-171-01), was developed in c. 1951 as a single-family residential and light-agricultural property in the rural, desert community of Hinkley, California (Parcel Quest 2022, np) (Exhibit 5). The rectangular parcel is 84.4 acres and front Roy Street. Roy Road accesses the property's northwest corner. The site consists of four buildings including Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D), and is an open, rural landscape.	 <p>Exhibit 4. Overview of Subject property taken from the site's northwest corner. View facing southeast (DSC04889).</p>

Table 4. Description of Buildings Located at 315 Roy Street (APN 0490-171-01)


Component Name / Identifier	Year Constructed	Resource Description	Photograph
Residence (A)	c. 1950	<p>The Residence (A) is a modest single-story Minimal Traditional-Style residence with a rectangular footprint, a raised concrete foundation, and a side-gabled roof. The Residence (A) is constructed from concrete masonry blocks and, at one time, featured overhanging eaves that sheltered the main (east) and rear (west) elevations of the house. However, the rafters are now exposed, except over the gable wall. The roof is clad in composite shingles. Although the building no longer has physical windows or doors, fenestration appears to have been large, fixed, square windows in heavy wood frames. Two additions, now in advanced stages of deterioration, were added to the north and south elevations. It is unclear when the modifications were made based on historical aerials (Exhibit 6).</p>	 <p>Exhibit 5. Residence (A), looking northeast (DSC04838).</p>

Table 4. Description of Buildings Located at 315 Roy Street (APN 0490-171-01)



Component Name / Identifier	Year Constructed	Resource Description	Photograph
Agricultural Outbuilding (B)	c. 1950	Agricultural Outbuilding (B), most likely a shelter for small livestock, is in an advanced state of disrepair. The structure appears to have a wooden frame, and flat roof, and is clad in large wooden boards (Exhibit 7).	 <p>Exhibit 6. Agricultural Outbuilding (B), looking northeast (DSC04879).</p>

Table 4. Description of Buildings Located at 315 Roy Street (APN 0490-171-01)

Component Name / Identifier	Year Constructed	Resource Description	Photograph
Quonset Hut (C)	c. 1965	The Quonset Hut (C) is an arch steel building. The doors and windows are no longer present. The structure appears to have a steel frame and is clad in long corrugated metal sheets (Exhibit 8).	 <p>Exhibit 7. Quonset Hut (C), looking southeast (DSC04815).</p>
Shed (D)	C. 1989	Shed (D) is a square box on a flat foundation and has a flat roof. The wood-framed structure is clad in horizontal wood boards and is missing windows and a door. The entrance is located on the north elevation (Exhibit 9).	 <p>Exhibit 8. Shed (D), looking southeast (DSC04803).</p>

4.2 Identified Building Alterations

315 Roy Street (APN 0490-171-01) was initially developed in c. 1950 as a residential and agricultural property.

4.3 Significance

The buildings and structures located at the property, legally sited as 315 Roy Street (APN 0490-171-01), do not appear eligible for listing in the NRHP and CRHR based on the following historic context and significance evaluation in consideration of national and state eligibility criteria.

Property Specific Historic Context

Agriculturalists attempted to build farms in the barren landscape between Hinkley, Harper, and Lockhart, as early as 1910. Although there were framing establishments near the Project site by 1910, the subject parcel APN 0490-171-01 does not appear to have been developed until around 1950 (Hampson and Swanson 1989, pp. 15-16). Although assessor data reports that the subject property was established in 1945, the land was most likely an outlying, unproductive rural open area until at least 1950 when buildings appear to have been developed on the property. At that time, the west shore of Harper Lake was leveled and utilities, including electrical infrastructure and standpipe irrigation networks, were extended to the region by Calelectric and PG&E. Historic research indicates that by 1953, the subject property, which carries the address 315 Roy Street included a Residence (A), Agricultural Outbuilding (B), and a small livestock operation evident through several corrals and barn-type structures (no longer extant). (Parcel Quest 2022, np; UCSB 2022; NETR 2022a; Hampson and Swanson 1989, pp. 14–16).

As shown below in exhibit 4, by the late 1950s that property appears as an active farm including a small field of row crops as well as several agricultural buildings, penned areas, and the single-family Residence (A) (Exhibit 4). Review of historic ariels in the 1970s, indicate that row crops and some agricultural buildings were no longer extant. By 1984, the only buildings on the property were Residence (A), Agricultural Outbuilding (B), and the Quonset Hut (C). Shed (D) was added to the property in 1989 (Desert Dispatch 1991, p. 1; Parcel Quest 2022, np; NETR 2022a). It is likely that farming operations ceased on the property in the later part of the 20th century due to its proximity to Hinkley and PG&E's groundwater contamination in the region.

Exhibit 9. Building cluster developed in the northwest corner of the Project area in 1959 (left) and 2014 (right) (NETR 2022a).



In October 1991, an article in the *Desert Dispatch* (published in Barstow, California) reported that the subject property was being used to produce methamphetamine, storage of stolen construction equipment, and weapons. The article stated that the occupants of the property were arrested. It is unclear if the people arrested were the owners of the property at the time. In 1995, 315 Roy Street was sold to an unknown buyer who appeared to live at the site into the early 2000s. A 2014 aerial indicates that the property was beginning to return to an open, scrub filled parcel and the extent structures were dilapidated (Exhibit 4). At the time of survey, Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D) were in an active state of decay (Desert Dispatch 1991, p. 1; Parcel Quest 2022, np; NETR 2022a).

Evaluation

NRHP Criterion A: Associated with Events that have Made a Significant Contribution to the Broad Patterns of Our History

CRHR Criterion 1: Is Associated with Events that have Made a Significant Contribution to the Broad Patterns of California's History and Cultural Heritage

The first successful agricultural settlement in the area, Blacks' Cattle Ranch, was established in the mid-19th century and persisted well into the twentieth century. Orchards and alfalfa fields surrounded Lockhart and Hinkley in the mid twentieth century, well before the subject property was developed. In 1950, Calectric and PG&E extended utilities to the region and, by 1953, the subject property was developed.

As the subject property was not developed until around 1950 it is not associated with in the region's important mid-19th century and early 20th century agricultural history.

For over 12 years, PG&E contaminated local water systems with chromium which ultimately resulted in the collapse of Hinkley and Lockhart's agricultural industry. Although, the subject property likely ceased to function as a working farm as a result of the Hinkley PG&E groundwater contamination, this property only has a peripheral association with this historic context as the property is not located in Hinkley and it is more than 8 miles from the extent of known ground contamination. As such, the property does not appear to be eligible for listing in the NRHP under Criterion A or CRHR Criterion 1.

NRHP Criterion B: Associated with the Lives of Significant Persons in Our Past

CRHR Criterion 2: Is Associated with the Lives of Persons Important in Our Past

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research did not yield any information on who developed the extant property in c. 1950 or who maintained the subject property over time, the County of San Bernardino does not have any permits or property development information on file. There is no evidence that the property is associated as a place where a person or persons that are known to be historically significant conducted their important work. As such, the property is recommended not eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: 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 Components May Lack Individual Distinction

CRHR Criterion 3: Embodies the Distinctive Characteristics of a Type, Period, Region, or Method of Construction, or Represents the Work of an Important Creative Individual, or Possesses High Artistic Values

The property contains four buildings including a modest, minimal traditional-style Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D). The buildings are constructed from ubiquitous and, in the case of the Quonset Hut (C), prefabricated materials. All four buildings are common building types seen throughout the state and nation. As there is no indication that the buildings are connected to an architect, builder, engineer, or designer. Furthermore, the buildings and structures do not exhibit distinctive or innovative construction techniques, building materials, or design components. Consequently, the subject property is recommended as not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: Have Yielded, or Maybe Likely to Yield, Information Important in History or Prehistory

CRHR Criterion 4: Has Yielded, or May Be Likely to Yield, Information Important in Prehistory or History

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property located at 315 Roy Street. Therefore, the built environment components of the subject property are not recommended eligible for listing under NRHP Criterion D or CRHR Criterion 4.

4.4 Integrity Discussion

According to the National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995, np) if a property does not have associative significance under any of the Criteria than the historic integrity of the property is inconsequential. However, regarding the subject property, it is worth noting that due to removal of several original buildings, landscape elements, and the overall state of disrepair of the remaining buildings and structures on the rural residential farm property it would not be able to convey associative significance under any NRHP/CRHR Criteria it due to its highly comprised integrity.

5 Recommendations and Findings

A summary of findings is presented below in Table 5. As a result of Dudek's archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the NRHP and the CRHR. Therefore, none of the properties located in the study area contain historical resources under CEQA. The project finding for built environment cultural resources under CEQA the project finding is No Impact.

Table 5. Recommendations and Findings

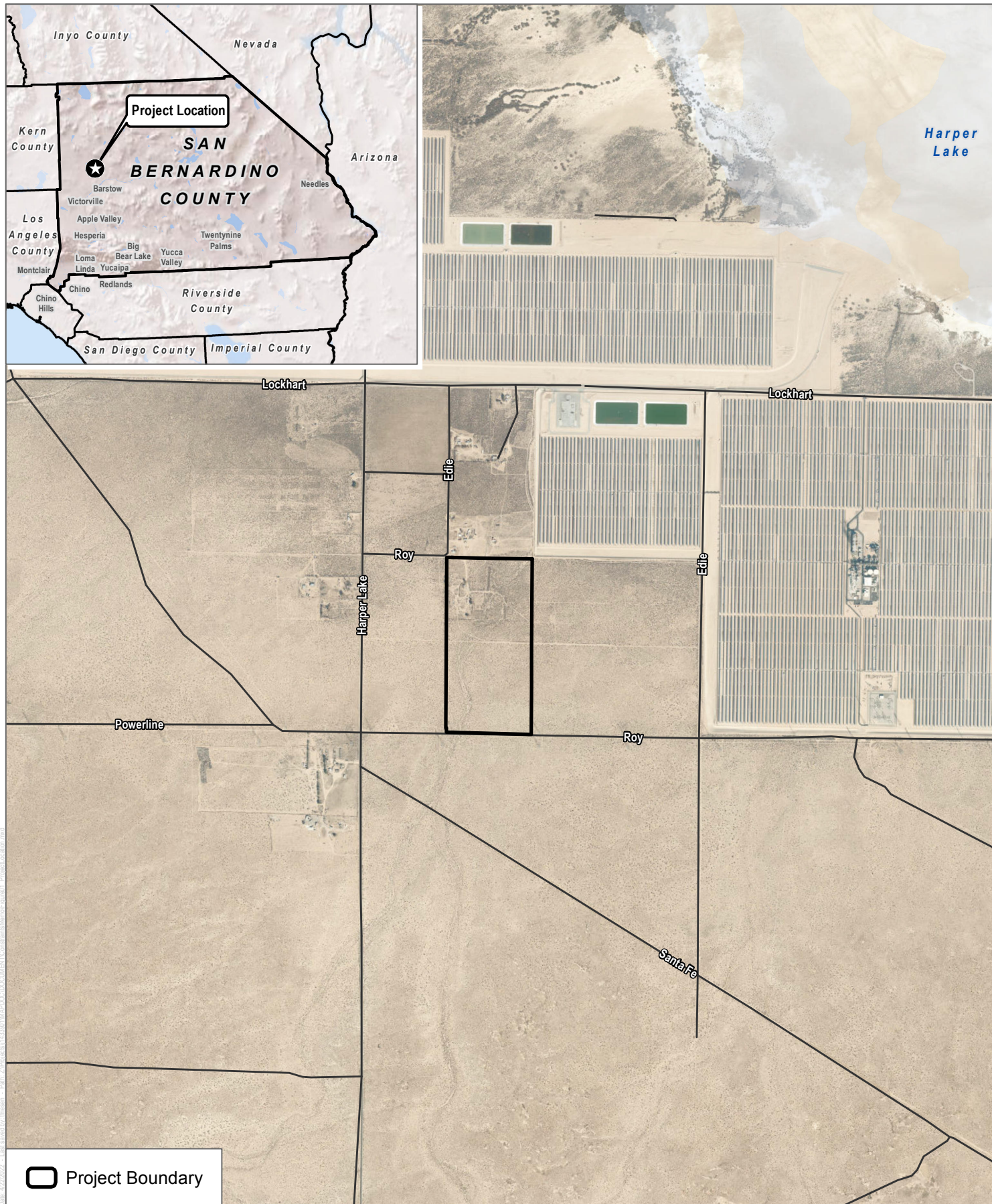
Component Name / Identifier	Property/Component Type	Period of Construction	NRHP/CRHR	CEQA
Residence (A)	Single family residential property/residence	c. 1950	Not Eligible	No Impact
Agricultural Outbuilding (B)	Single family residential property/Ancillary building	c. 1950	Not Eligible	No Impact
Quonset Hut (C)	Single family residential property/Ancillary building	c. 1950	Not Eligible	No Impact
Shed (D)	Single family residential property/Ancillary building	c. 1989	Not Eligible	No Impact

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6 References

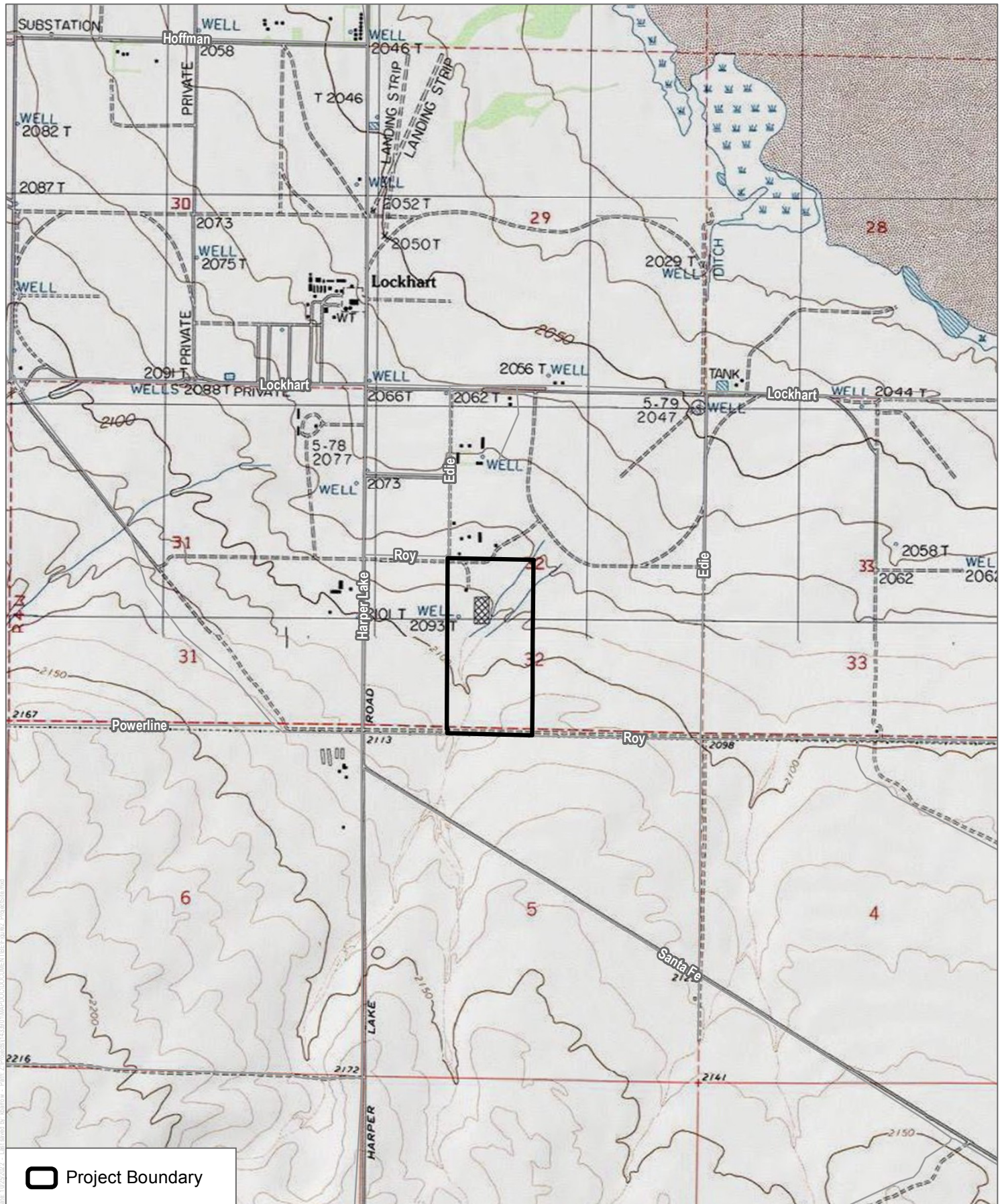
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SOURCE: ESRI Imagery 2022, County of San Bernardino 2021

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SOURCE: USGS 7.5 Minute Topographic Lockhart and Twelve Gauge Lake Quadrangles
Township 10N / Range 4W / Section 5 and Township 11N / Range 4W / Section 32

FIGURE 2
Project Site

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FIGURE 3

Built Environment Study Area

Juniper Energy Project, 315 Roy Street (APN 0490-171-01), Hinkley, San Bernardino County

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Appendix A

Preparers' Qualifications

Erin Jones, MA

ARCHITECTURAL HISTORIAN

Erin Jones (*AIR-in JO-nēs; she/her*) is a highly committed, well-qualified cultural resource manager with over 2 years of experience specializing in Washington, Oregon, and California history. Ms. Jones is an expert researcher that is adept at context writing and the evaluation of historic properties. She has experience authoring California Environmental Quality Act (CEQA) compliance documents, National Historic Preservation Act (NHPA) Section 106 compliance reports, Historic Resource Evaluation Reports (HRER), Cultural Resources Inventory and Evaluation Report (CRIER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTR), Historical Resources Inventory and Evaluation Report (HRIER) and, Historic American Building Survey (HABS) level documentation. Ms. Jones meets the Secretary of the Interior's Professional Qualification Standards for architectural history.



Education

California State University, Sacramento
Master of Arts Public History with Distinguished Honors, Spring 2021.

University of Oregon
Bachelor of Arts in History and Political Science, Fall 2017

Dudek Project Experience

650 North King Road, Santa Clara County, California.

Served as the architectural historian and author of the Standalone Department of Parks and Recreation (DPR) 523 form for the 650 North King Road Project. Ms. Jones conducted archival, map, aerial, property, and building development research; conducted an evaluation of property for the NRHP, CRHR, CHL, and local eligibility criteria and integrity requirements; an assessment of impacts on historical resources in compliance with CEQA (2021).

Historical Resources Inventory and Evaluation Report for the 1535-1575 Industrial Avenue Warehouse Project, San Jose, California.

Ms. Jones was the architectural historian and author of the HRIER for the 1535-1575 Industrial Avenue Warehouse Project. The project proposed the demolition of four existing buildings on the project site and the construction of a single-story 71,550 square-foot concrete tilt-up building with a loading dock and adjacent parking lot. Ms. Jones conducted the CHRS records search that covered the project area and a 0.50-mile buffer; an intensive pedestrian survey of the project area; building development, archival, and development research; recordation and evaluation of the buildings over 45 years of age for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local historic resource (local) eligibility criteria and integrity requirements in compliance with the CEQA; and the completion of the preparation of the report and the accompanying DPR 523 forms (2021).

1586 Industrial Avenue Warehouse Project, San Jose, California.

Ms. Jones was the architectural historian and author of the 1586 Industrial Avenue Warehouse Project. The project proposed the demolition of two existing buildings on the project site and the construction of a single-story square-foot concrete tilt-up building with a loading dock and adjacent parking lot. The 2022 Kings Row project is associated with the 2021 1535-1575 Industrial Avenue Warehouse Project, which is adjacent to this area. Ms. Jones conducted the CHRS records search that covered the project area and a 0.50-mile buffer; an intensive

pedestrian survey of the project area; building development, archival, and development research; recordation and evaluation of the buildings over 45 years of age for the NRHP, CRHR, and local historic resource (local) eligibility criteria and integrity requirements in compliance with CEQA; and the completion of the preparation of the report and the accompanying DPR 523 forms (2022).

Built Environment Inventory and Evaluation Report for Golden State Natural Resources Gould Site, Lassen County, California.

Ms. Jones was the architectural historian and co-author of the BEIER for the Golden State Natural Resources Gould Site Project. Dudek was retained by the Golden State Finance Authority (Client) to complete a BEIER for a proposed project that would redevelop a site in Nubieber, Lassen County, to facilitate the transport of forest material (such as trees or underbrush that have no lumber value). The project parcels comprised approximately 65 acres, a light-industrial site associated with regional logging, and an abandoned 1930s Great Northern and Western Pacific Railroad station. Ms. Jones conducted the CHRS records search; the pedestrian surface reconnaissance survey of the built environment Area of Potential Effects (APE); extensive archival and building development research; the development of an appropriate historic context for the Project area; recordation and evaluation of the buildings over 45 years of age for the NRHP, CRHR, and local historic resource eligibility criteria and integrity requirements in compliance with the CEQA; and report and accompanying DPR 523 form set preparation (2022).

1400 Thompson Avenue Project, Santa Cruz County, California.

Ms. Jones was the architectural historian, main researcher, and co-author of the HRER for the 1400 Thompson Avenue Project which proposed to demolish the existing buildings and subdivide the site into four new parcels slated for individual development. Dudek was retained by a private homeowner to produce a report in support of the proposed project by conducting a CHRS records search that covered the project location and a 0.25-mile buffer; archival and building development research; evaluation of property for the NRHP, California Register of Historic Resources (CRHR), CHL, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA (2021).

Built Environment Assessment of Buildings to be Demolished – World Logistics Center Project, City of Moreno Valley, Riverside County, California.

Ms. Jones was the architectural historian for the World Logistics Center (WLC) Specific Plan Project that was approved by the City of Moreno Valley in 2020. The overall project site is located on 2,610 acres in the Rancho Belago area at the eastern end of Moreno Valley, south of SR-60 east of Redlands Boulevard, west of Gilman Springs Road and north of the San Jacinto Wildlife Area. As part of the approved project, a number of existing rural residential buildings (i.e., residences barns, and utilitarian or ancillary agricultural structures) are proposed to be demolished prior to mass grading. Two parcels contain buildings that were formally evaluated under National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and other criteria to determine if the proposed demolition will impact resources considered significant. Ms. Jones evaluated the buildings to determine if they were historical resources and if the demolition of these buildings could result in a significant impact under applicable federal, state, and local regulations and policies. None of the buildings on these properties were found to be significant under any applicable criteria (2022).

Kathryn Haley, MA

HISTORIC BUILT ENVIRONMENT LEAD

Kathryn Haley (*KATH-rin HAY-lee; she/her*) is a historic built environment resource specialist/architectural historian with 19 years' professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in evaluating properties for listing in the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP). She has evaluated a wide variety of built environment resources throughout California, including water management structures (levees, canals, dams, and ditches), buildings (residential, industrial, and commercial), and linear resources (railroad alignments, roads, and bridges). She specializes in managing large-scale surveys of built environment resources, including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the San Jose to Merced section and Central Valley Wye section of the California High-Speed Rail Project, where she led the built environment survey, conducted property-specific research, prepared the Draft Historic Architectural Survey Report (HASR) and co-authored the environmental section for cultural resources.

She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the NHPA. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.

Dudek Project Experience

Bidwell and El Rancho Verde Parks Master Plan, Cities of Hayward and Union City, Alameda County, California.

Dudek was retained to prepare a cultural resources technical report for the Bidwell and El Rancho Verde Parks Master Plan project located in Alameda County. Co-authored the cultural resources technical report and provided QA/QC. Preparation of the technical report entailed archival building development research in local repositories and the composition of an appropriate historic context focused on the history of Hayward and the development of Post-war residential communities in the Bay Area, exterior survey fieldwork of the resources, and historical significance evaluations for the resources in consideration of NRHP, CRHP, and local designation requirements. (2020)

Mitigation Implementation for 3093 Broadway (HABS and Interpretative Signage), The Martin Group, City of Oakland, Alameda County, California. Dudek was retained by The Martin Group to prepare documentation



Education

California State University, Sacramento MA, Public History, 2004

California State University, Sacramento BA, History, 2001

Professional Affiliations

California Council for the Promotion of History (former Treasurer)

California Preservation Foundation

required under CEQA for the 3093 Broadway Project, which resulted in a significant impact of a CEQA historical resource. Preparation of local-level HABS documentation of the Connell Motor Company Building in Oakland, California and interpretative signage were included as mitigation requirements outlined in the EIR for this project. In coordination with the City of Oakland, Dudek assisted The Martin Group in implementation of the required mitigation. Dudek prepared the HABS documentation and created the interpretive signage for the building that documented the history of the Connell Motor Company building following its demolition in 2016 and integration of the showroom façade into the new complex located at the site completed in 2019. Tasks involved in completing this work included intensive research related to the Connell Motor Company building, writing the HABS report, and the compilation of all known existing physical evidence related to the building. Additionally, the information compiled as part of the HABS documentation was used to produce the text and graphics for the interpretative signage in the form of an informational plaque documenting the historic significance of the Connell Building that is now featured at the new complex. Provided senior-level technical support and QA/QC. (2020)

1624 Mission Street, SOIS Compliance Analysis, City and County of Santa Cruz, California. Dudek was retained to review the proposed project to rehabilitate the locally listed historic resource located at 1624 Mission Street in the City of Santa Cruz, California. The City of Santa Cruz required that a qualified architectural historian assess the proposed project, which involved the replacement of the wooden storefront window wall and full-light metal door, the concrete entry slab, wall and stairs, and the addition of a new front railing for conformance with SOIS for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation. Project work entailed consultation to design a suitable replacement storefront after structural failure caused by a storm. Dudek also drafted the memorandum providing an analysis of how the project conforms to SOIS. Provided senior level technical support and QA/QC. (2019)

North 16th Street Streetscape Project, Sacramento, California. Lead investigator for built environment resources. Ms. Haley coordinated directly with Caltrans Cultural Resources Professionally Qualified Staff (PQS) at Caltrans District 3 on the Area of Potential Effects (APE) map, and appropriate documentation for historic properties in the APE. Historic properties located in the APE included, two City of Sacramento historic districts, the UPRR Bridge Number 24-24 over North 16th Street/N 16th Underpass a bridge associated with the First Transcontinental Railroad. All historic properties were approved for an assumption of NRHP eligibility through Section 106 Coordination with the Branch Chief for the Caltrans Cultural Studies Office (CSO). As a result of this coordination with Caltrans, Ms. Haley prepared Caltrans HPSR form and Finding of No Adverse Effect without Standard Conditions document. (2020)

Eaton Road, City of Chico. Chico, California. The proposed project would replace an off-set intersection with a five-legged roundabout at Eaton Road and State Route 99 in Chico, CA. Ms. Haley served as lead investigator for built environment resources. She coordinated directly with Caltrans Cultural Resources PQS at Caltrans District 3 on the APE map, and appropriate documentation for built environment properties in the APE. Dudek prepared cultural resources technical reports consistent with the Standard Environmental Reference including a HPSR and ASR. (2019)

Replacement of I Street Bridge Overhead Structure CEQA/NEPA Review, City of Sacramento Department of Transportation/Mark Thomas & Company, Sacramento, California. Served as lead investigator for built environment resources. Prepared Caltrans HRER and Finding of Effect (FOE) documents for Section 106 compliance. Conducted fieldwork and archival and property specific research, contacted historical societies, and prepared DPR 523 forms. Prepared reports identifying and evaluating historic properties in accordance with Caltrans guidelines. (2016–2018)

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Appendix B

DPR 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

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 315 Roy Street (APN 0490-171-01)

P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Boron Date 1973 T 11N ; R 4W ; Sec 32 ; San Bernardino B.M.

c. Address 315 Roy Street City Hinkley Zip 92347

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 470344.00 mE/ 3873328.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number: 0490-171-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Subject Property, legally sited as 315 Roy Street (APN 0490-171-01), was developed in c. 1951 as a single-family residential and light-agricultural property in the rural, desert community of Hinkley, California (Parcel Quest 2022, np). ***See Continuation Sheet**

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building; HP33. Farm/ranch

*P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Overview of Subject property taken from the site's northwest corner. View facing southeast (DSC04889).



*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both c.1950 (NETR 2022a; UCSB 2022)

*P7. Owner and Address:

Wanlass Qtip Trust
343 Dillard Road, 1500
Rancho Murieta, CA 95683

*P8. Recorded by: (Name, affiliation, and address) Erin Jones, MA
Dudek

1102 R Street
Sacramento, CA 95811

*P9. Date Recorded: 10/20/2022

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Jones. 2022. Built

Environment Inventory and Evaluation Report Juniper Energy Project 315 Roy Street, Hinkley, San Bernardino County. Prepared for Juniper Energy by Dudek, November 2022.

*Attachments: ☐ NONE ☒ Location 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

*Resource Name or # (Assigned by recorder) 315 Roy Street (APN 0490-171-01)

Page 2 of 14 *NRHP Status Code 6Z

B1. Historic Name: 315 Roy Street

B2. Common Name: n/a

B3. Original Use: Single-Family Property, Agricultural (Livestock) B4. Present Use: Vacant/Abandoned

*B5. Architectural Style: n/a

*B6. Construction History: (Construction date, alterations, and date of alterations)

*See Continuation Sheet

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property, 315 Roy Street (APN 0490-171-01), does not appear eligible for listing in the NRHP or the CRHR due to a lack of historical associations, architectural merit, and compromised integrity. As such, this property does not appear to be a historic property under Section 106 of the NHPA or a historical resource under CEQA.

*See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

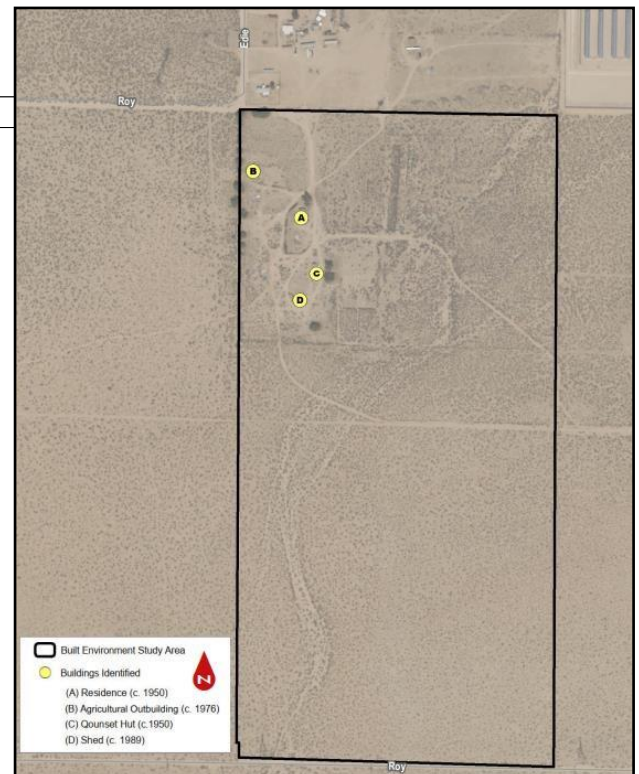
*See Continuation Sheet

B13. Remarks:

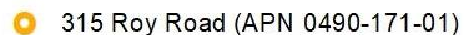
*B14. Evaluator: Erin Jones, MA, for Dudek

*Date of Evaluation: October 25, 2022

(This space reserved for official comments.)



*Date of map: 1980



CONTINUATION SHEET

Property Name: 315 Roy Street (APN 0490-171-01)

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*B10. Significance:

Historic Context

The following historic context addresses relevant themes concerning the history of the subject property. It summarizes the history before concluding with a discussion of the historical development of the subject property.

Development of the Harper Lake-Hinkley Area

In the 1880s, the expansion of the nation's railroad network facilitated travel westward. The small settlement of Hinkley (originally spelled Hinckley for an early settler's son), was founded in 1881 upon the arrival of the Southern Pacific Railroad (now CA SR 58), which was located approximately 8 miles southeast of the Project area. By 1883, the communities of Hinkley and Harper, two large ranches, and Hinkley Road, were developed within 10 miles of the Project area (Photograph 1) (Gudde and Bright 1998, p. 166; Wheeler 1883; Hampson and Swanson 1989, pp. 9, 14).

Photograph 1. 1883 map of the Harper Lake-Hinkley area illustrating the approximate location of the Project area (outlined in red) and its relationship to established settlements (Wheeler 1883).



By the early 1900s, a network of unorganized, well-traveled dirt roads crisscrossed Hinkley to connect the rural hamlet's sparse development. Hinkley Elementary School opened in 1902 and continued to operate into the 21st century. The first development west of Harper Lake, where the Built Environment Study Area is developed, occurred in 1910. During this period, the railroads sold land to arriving agrarians and the migrants who had applied for Desert Land Entry (DLE) grants to support farming in the arid environment. To qualify, settlers must have already begun successful agricultural developments and formed irrigation networks. The required agricultural infrastructure,

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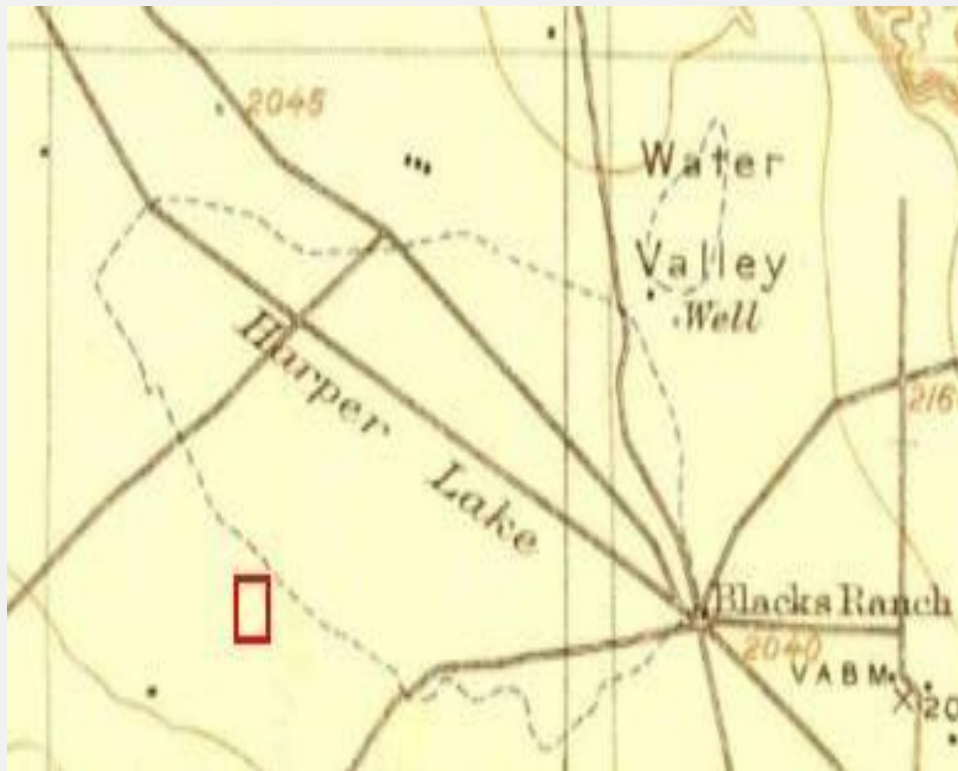
Property Name: 315 Roy Street (APN 0490-171-01)

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which the struggling farmers hoped the grants would fund, resulted in the dismissal of most applications. By 1930, the most desirable agricultural land west of the lake (north of the Project area) was taken. Over time, Hinkley's web of transportation routes grew as the area's population expanded and residents developed new dwellings, farms, and infrastructure (Photograph 2) (Hampson and Swanson 1989, pp. 8-14).

By the early 1900s, a network of unorganized, well-traveled dirt roads crisscrossed Hinkley to connect the rural hamlet's sparse development. Hinkley Elementary School opened in 1902 and continued to operate into the 21st century. The first development west of Harper Lake, where the Built Environment Study Area is developed, occurred in 1910. During this period, the railroads sold land to arriving agrarians and the migrants who had applied for Desert Land Entry (DLE) grants to support farming in the arid environment. To qualify, settlers must have already begun successful agricultural developments and formed irrigation networks. The required agricultural infrastructure, which the struggling farmers hoped the grants would fund, resulted in the dismissal of most applications. By 1930, the most desirable agricultural land west of the lake (north of the Project area) was taken. Over time, Hinkley's web of transportation routes grew as the area's population expanded and residents developed new dwellings, farms, and infrastructure (Photograph 2) (Hampson and Swanson 1989, pp. 8-14).

Photograph 2. 1915 USGS topographic map of the Hinkley and Harper Lake area showing the Project area's (approximate location outlined in red) proximity to developed infrastructure (USGS 1915).



By the mid-1900s the Hinkley area was comprised of sparsely developed rural farms, open desert, and a small population, which contrasted to California's rapidly infrastructure and population. In 1949, SR 466 skirted the small Hinkley area, once a barren desert, but now agricultural land sown with mature, rolling alfalfa, fruit, and vegetable fields. Hinkley farmers also produced dairy, honey, and milk, and raised chicken and turkeys. In the early 1950s, the community had grown to the point of needing a convenience market, gas station, and post office but retained its small

CONTINUATION SHEET

Property Name: 315 Roy Street (APN 0490-171-01)

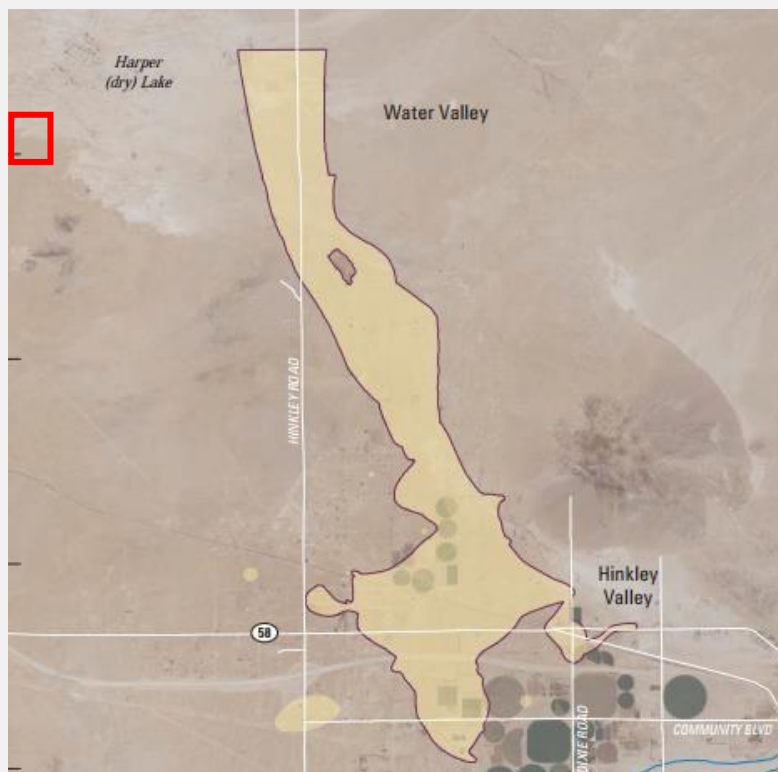
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population and rural setting. In the late 1950s, California Electric Power Company (Calelectric) and PG&E extended utility services, including development of irrigation and electrical infrastructure, leading to a small population increase. The tightly clustered agricultural community of Lockhart (now extinct) developed during this time and strengthened the local economy (Steinberg 2015, np; Hampson and Swanson 1989, p. 14; Barstow Printer 1949, p. 13).

Between 1952 and 1966, PG&E, the company partially responsible for the region's growth, pumped hexavalent chromium (chromium 6) into nearby Hinkley water systems to fight corrosion in pipes and towers. The biproduct was flushed into local unlined ponds and extinct lake beds which leached into the soil and poisoned the area's groundwater. Overtime, agricultural operations could no longer pull from the natural water supply and the region's sole industry collapsed. PG&E purchased many of Hinkley residents' agricultural and residential properties and funded their relocation (Urban Preservation and Planning LLC 2020c; Hampson and Swanson 1989, p. 14; California Water Board 2022, np; Steinberg 2015, np).

Over the decades, PG&E conducted clean-up efforts within the contamination epicenter but also monitored wells in the general area (Photograph 3). Two wells, approximately 2 miles north of the Project area, were subject to monitoring before solar panels were developed over the site. By 2013, the once burgeoning communities and agricultural developments located in Hinkley, Harper, and Lockhart had become defunct (California Water Boards 2022, np; Steinberg 2015, np). Today the land surrounding the Project site is no longer used for farming and several nearby parcels contain solar fields.

Photograph 3. PG&E map documenting the epicenter of the groundwater's contamination and the Project location's (red square) approximately 8 miles to the east (Izbicki and Groover 2018, p. 6).




CONTINUATION SHEET

Property Name: 315 Roy Street (APN 0490-171-01)

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***P3a. Description:**

Component Name / Identifier	Year Constructed	Resource Description	Photograph
Overview of 315 Roy Street (APN 0490-171- 11)	c. 1950	The Subject Property, legally sited as 315 Roy Street (APN 0490-171-01), was developed in c. 1951 as a single-family residential and light-agricultural property in the rural, desert community of Hinkley, California (Parcel Quest 2022, np) (Photograph 4). The rectangular parcel is 84.4 acres and front Roy Street. Roy Road accesses the property's northwest corner. The site consists of four buildings including Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D), and is an open, rural landscape.	 <p>Photograph 4. Overview of Subject property taken from the site's northwest corner. View facing southeast (DSC04889).</p>

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Property Name: 315 Roy Street (APN 0490-171-01)

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Residence (A)	c. 1950	<p>The Residence (A) is a modest single-story Minimal Traditional-Style residence with a rectangular footprint, a raised concrete foundation, and a side-gabled roof. The Residence (A) is constructed from concrete masonry blocks and, at one time, featured overhanging eaves that sheltered the main (east) and rear (west) elevations of the house. However, the rafters are now exposed, except over the gable wall. The roof is clad in composite shingles. Although the building no longer has physical windows or doors, fenestration appears to have been large, fixed, square windows in heavy wood frames. Two additions, now in advanced stages of deterioration, were added to the north and south elevations. It is unclear when the modifications were made based on historical aerials (Photograph 5).</p>	 <p>Photograph 5. Residence (A), looking northeast (DSC04838).</p>
Agricultural Outbuilding (B)	c. 1950	<p>Agricultural Outbuilding (B), most likely a shelter for small livestock, is in an advanced state of disrepair. The structure appears to have a wooden frame, and flat roof, and is clad in large wooden boards (Photograph 6).</p>	 <p>Photograph 6. Agricultural Outbuilding (B), looking northeast (DSC04879).</p>

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Property Name: 315 Roy Street (APN 0490-171-01)

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Quonset Hut (C)	c. 1965	The Quonset Hut (C) is an arch steel building. The doors and windows are no longer present. The structure appears to have a steel frame and is clad in long corrugated metal sheets (Photograph 7).	 <p>Photograph 7. Quonset Hut (C), looking southeast (DSC04815).</p>
Shed (D)	C. 1989	Shed (D) is a square box on a flat foundation and has a flat roof. The wood-framed structure is clad in horizontal wood boards and is missing windows and a door. The entrance is located on the north elevation (Photograph 8).	 <p>Photograph 8. Shed (D), looking southeast (DSC04803).</p>

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Property Name: 315 Roy Street (APN 0490-171-01)

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*B10. Significance Continued:

The buildings and structures located at the property, legally sited as 315 Roy Street (APN 0490-171-01), do not appear eligible for listing in the NRHP and CRHR based on the following historic context and significance evaluation in consideration of national and state eligibility criteria.

Property-Specific Historic Context

Agriculturalists attempted to build farms in the barren landscape between Hinkley, Harper, and Lockhart, as early as 1910. Although there were framing establishments near the Project site by 1910, the subject parcel APN 0490-171-01 does not appear to have been developed until around 1950 (Hampson and Swanson 1989, pp. 15-16). Although assessor data reports that the subject property was established in 1945, the land was most likely an outlying, unproductive rural open area until at least 1950 when buildings appear to have been developed on the property. At that time, the west shore of Harper Lake was leveled and utilities, including electrical infrastructure and standpipe irrigation networks, were extended to the region by Calelectric and PG&E. Historic research indicates that by 1953, the subject property, which carries the address 315 Roy Street included a Residence (A), Agricultural Outbuilding (B), and a small livestock operation evident through several corrals and barn-type structures (no longer extant). (Parcel Quest 2022, np; UCSB 2022; NETR 2022a; Hampson and Swanson 1989, pp. 14-16).

As shown below in Photograph 4, by the late 1950s that property appears as an active farm including a small field of row crops as well as several agricultural buildings, penned areas, and the single-family Residence (A) (Photograph 4). Review of historic ariels in the 1970s, indicate that row crops and some agricultural buildings were no longer extant. By 1984, the only buildings on the property were Residence (A), Agricultural Outbuilding (B), and the Quonset Hut (C). Shed (D) was added to the property in 1989 (Desert Dispatch 1991, p. 1; Parcel Quest 2022, np; NETR 2022a). It is likely that farming operations ceased on the property in the later part of the 20th century due to its proximity to Hinkley and PG&E's groundwater contamination in the region.

Photograph 9. Building cluster developed in the northwest corner of the Project area in 1959 (left) and 2014 (right) (NETR 2022a).



In October 1991, an article in the *Desert Dispatch* (published in Barstow, California) reported that the subject property was being used to produce methamphetamine, storage of stolen

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Property Name: 315 Roy Street (APN 0490-171-01)

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construction equipment, and weapons. The article stated that the occupants of the property were arrested. It is unclear if the people arrested were the owners of the property at the time. In 1995, 315 Roy Street was sold to an unknown buyer who appeared to live at the site into the early 2000s. A 2014 aerial indicates that the property was beginning to return to an open, scrub filled parcel and the extent structures were dilapidated (Photograph 4). At the time of survey, Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D) were in an active state of decay (Desert Dispatch 1991, p. 1; Parcel Quest 2022, np; NETR 2022a).

NRHP/CRHR Statement of Significance

NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The first successful agricultural settlement in the area, Blacks' Cattle Ranch, was established in the mid-19th century and persisted well into the twentieth century. Orchards and alfalfa fields surrounded Lockhart and Hinkley in the mid twentieth century, well before the subject property was developed. In 1950, Calectric and PG&E extended utilities to the region and, by 1953, the subject property was developed. As the subject property was not developed until around 1950 it is not associated with in the region's important mid-19th century and early 20th century agricultural history.

For over 12 years, PG&E contaminated local water systems with chromium which ultimately resulted in the collapse of Hinkley and Lockhart's agricultural industry. Although the subject property likely ceased to function as a working farm as a result of the Hinkley PG&E groundwater contamination, this property only has a peripheral association with this historic context as the property is not located in Hinkley and it is more than 8 miles from the extent of known ground contamination. As such, the property does not appear to be eligible for listing in the NRHP under Criterion A or CRHR Criterion 1.

NRHP Criterion B: associated with the lives of significant persons in our past.

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research did not yield any information on who developed the extant property in c. 1950 or who maintained the subject property over time, the County of San Bernardino does not have any permits or property development information on file. There is no evidence that the property is associated as a place where a person or persons that are known to be historically significant conducted their important work. As such, the property is recommended not eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: 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 components may lack individual distinction.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The property contains four buildings including a modest, minimal traditional-style Residence (A), Agricultural Outbuilding (B), Quonset Hut (C), and Shed (D). The buildings are constructed from ubiquitous and, in the case of the Quonset Hut (C), prefabricated materials. All four buildings are common building types seen throughout the state and nation. As there is no

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Property Name: 315 Roy Street (APN 0490-171-01)

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indication that the buildings are connected to an architect, builder, engineer, or designer and are highly unlikely to have been built using an innovative construction technique. Due to the ubiquitous design, the property is recommended as not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: Have Yielded, or Maybe Likely to Yield, Information Important in History or Prehistory

CRHR Criterion 4: Has Yielded, or May be Likely to Yield, Information Important in Prehistory or History

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property located at 315 Roy Street. Therefore, the built environment components of the subject property are recommended not eligible under Criterion D.

Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995, np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity." To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the subject property was not found significant under any NRHP or CRHR criteria, the buildings and structures located at 315 Roy Street does not have a period of significance and the integrity of the buildings does not require examination.

Conclusions

As a result of Dudek's archival research, field survey, and property significance evaluations, 315 Roy Street (01490-171-01) is recommended as not eligible for listing in the NRHP and the CRHR.

Component Name / Identifier	Period of Construction	NRHP/CRHR	NRHP/CRHR Status Code
Residence (A)	c. 1950	Not Eligible	6Z
Agricultural Outbuilding (B)	c. 1950	Not Eligible	6Z
Quonset Hut (C)	c. 1950	Not Eligible	6Z
Shed (D)	c. 1989	Not Eligible	6Z

CONTINUATION SHEET

Property Name: 315 Roy Street (APN 0490-171-01)

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*B12. References:

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Property Name: 315 Roy Street (APN 0490-171-01)

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