Appendix E: Cultural Resources Study

E.1 - Cultural Assessment of the Grand Park Specific Plan

Cultural Resource Assessment of the Grand Park Specific Plan, City of Ontario, California

Corona North, California, USGS 7.5-minute Topographic Quadrangle Map

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Keywords: New Model Colony, historic-era dairies, City of Ontario

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MANAGEMENT SUMMARY

At the request of the City of Ontario, Michael Brandman Associates (MBA) has conducted a cultural resource survey of approximately 320 acres located in the southeast portion of the City limits. This report has been written in support of environmental analyses for a Program-level EIR (Specific Plan) to be filed with the City Planning Department. The purpose of this study is to determine if significant cultural resources more than 45 years old are located within the project area and to assess whether there is potential that buried cultural resources will be uncovered during construction.

Distinguished Homes (the Applicant) proposes to develop a residential community within a larger master planned community by providing a broad array of spaces, including multi-density residential neighborhoods, parks and recreational facilities, and schools. Existing agricultural uses of the property would be removed. Upon buildout of the Specific Plan, the project site would be developed with up to 1,327 residential units in a variety of housing types and densities on approximately 129.21 net acres, a 10.16 net acre elementary school, a 50.11 net acre high school, and approximately 130.52 net acres of the City of Ontario "Grand Park". The Grand Park Specific Plan would permits the development of up to 1,327 dwelling units including a variety of single-family detached homes, single-family attached homes, and multi-family dwellings. These residential uses would be contained within eight distinct neighborhoods (aka Planning Areas), within the Specific Plan, and would be linked by a network of street-separated sidewalks and bicycle trails connecting all neighborhoods to parks and schools. Streets, roundabouts, pocket parks, trails will be constructed. Short tie-ins between the Project site and off-site infrastructure (sewer, water, power, etc) would be necessary. Finally, the 130 net-acre Grand Park shall cover the southern third of the Project site.

A cultural resources literature search of the project area and vicinity was conducted in May 2012 at the South Central Coastal Information Center (SCCIC), which is located at California State University, Fullerton. No known cultural resource sites have been previously recorded and filed at the SCCIC for the project area. A sacred lands records search took place between MBA staff and the Native American Heritage Commission (NAHC). Upon the recommendation of the NAHC, various local Native American tribes were contacted by letter. As of the date of this report, one responses to our inquiry, that from the Soboba Band of Luiseno Indians, has been received. Should any other tribal entity contact MBA with reaction to this project after the date of this report, such data shall be forwarded to the City.

A cultural resource reconnaissance survey of the project site was undertaken by MBA archaeological staff in order to identify new and previously recorded cultural resources therein. Cultural resources were identified within the project site by previous historical analysts: these were reexamined during the survey to confirm that they still exist. MBA staff determined through background research that nearly all of the dairy structures within the project footprint are too young (less than 45 years old) to be considered a historical resource under CEQA guidelines. In addition, with the exception of a

single case, these structures are too young to be considered part of the historical district known as the New Model Colony Dairy District. One structure located at 10084 Eucalyptus is the only building old enough to be considered potentially part of the historic New Model Colony Dairy District. If this building must be demoed, it should be evaluated for significance following procedures established by Galvin (2004). Active monitoring by a qualified archaeologist is recommended during project-related excavations, but only under certain conditions.

In addition, MBA reviewed data associated with potential paleontological impacts on the project site. We determined that paleontological monitoring should take place during constriction, but only when excavation reach 15 feet in depth.

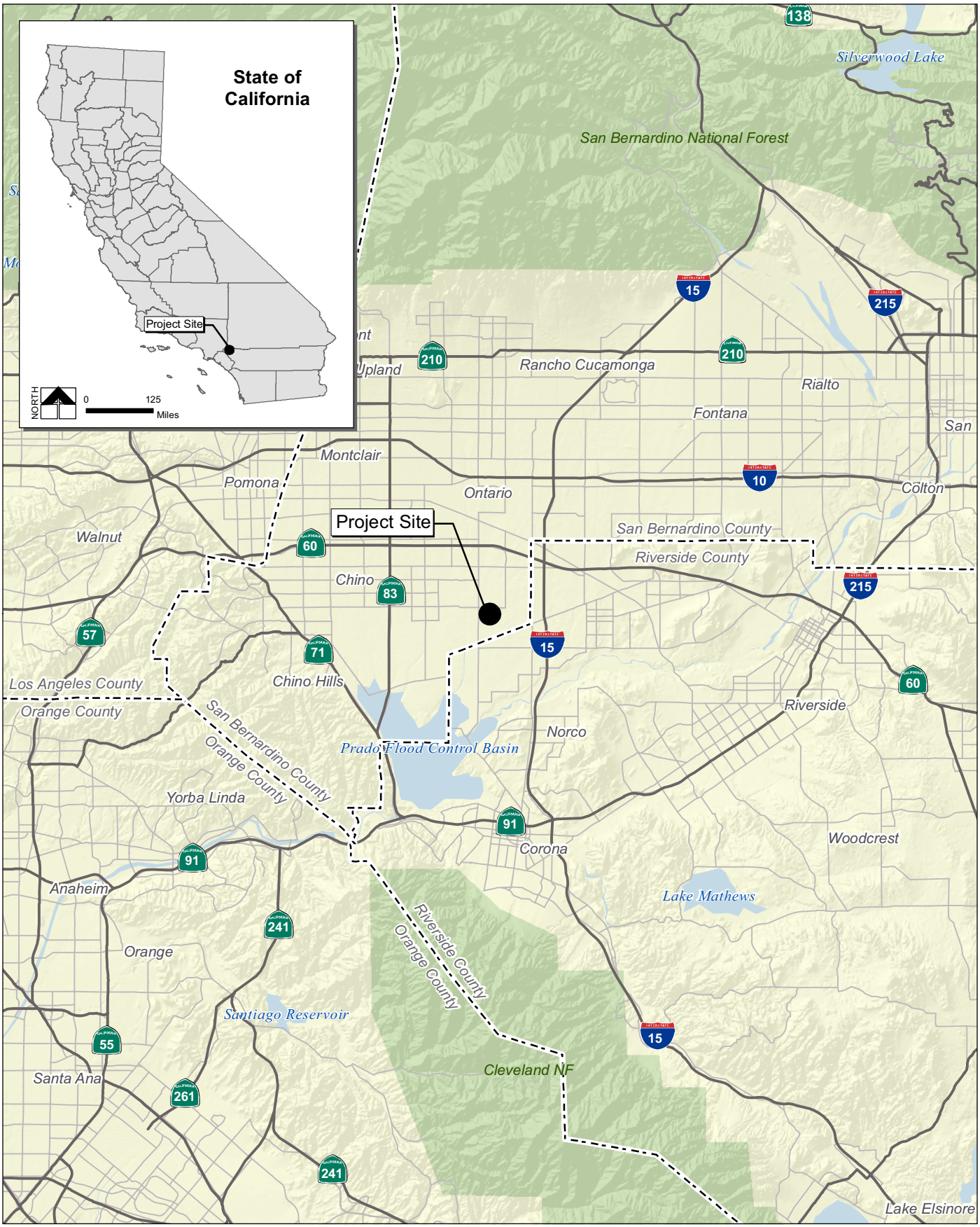
SECTION 1: INTRODUCTION

Michael Brandman Associates (MBA) has conducted a cultural resource assessment for the Grand Park Specific Plan (the Project), located on approximately 320 acres located in the southeastern portion of the City of Ontario, California (Exhibit 1). The project proponent is Distinguished Homes (Applicant) and a project-level environmental impact report (EIR) shall be processed through the City, with MBA acting as the City's consultant. We note that previous researchers have examined most of the Project site within the last 10 years, and this analysis provides fresh background and technical research as part of the overall environmental compliance package.

Federal, State, and City governments have developed laws and regulations designed to protect significant cultural resources that may be affected by projects regulated, funded, or undertaken on land under the jurisdiction of an Agency. These laws govern the preservation of historic and archaeological resources of national, state, regional, and local significance. For these reasons, the goal of this study was to determine whether any cultural resources are located within the project area, whether any of those resources should be considered significant, and to establish cultural resource mitigation measures that may need to be applied within the EIR.

On the basis of the research found herein, specific project-level mitigation recommendations are required in order to address the potential impacts to existing cultural resources, and account for potential undiscovered resources when the proposed project is constructed. Thus, this study consists of five distinct efforts:

1. Reconnaissance view of potential cultural resource sites, historic aerial photographs and historic maps for the project area.
2. Evaluation of cultural resources in the project area for significance.
3. Evaluation of cultural resource sensitivity.
4. Development of recommendations associated with needed mitigation following CEQA guidelines.
5. NAHC-related (Native American) fact-finding and sacred-lands consultations.



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.

Michael Brandman Associates

NORTH

5 2.5 0 5

Miles

Exhibit 1
State and Regional Location

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CITY OF ONTARIO • GRAND PARK SPECIFIC PLAN
CULTURAL RESOURCE ASSESSMENT

1.1 - Survey Location and Land Condition

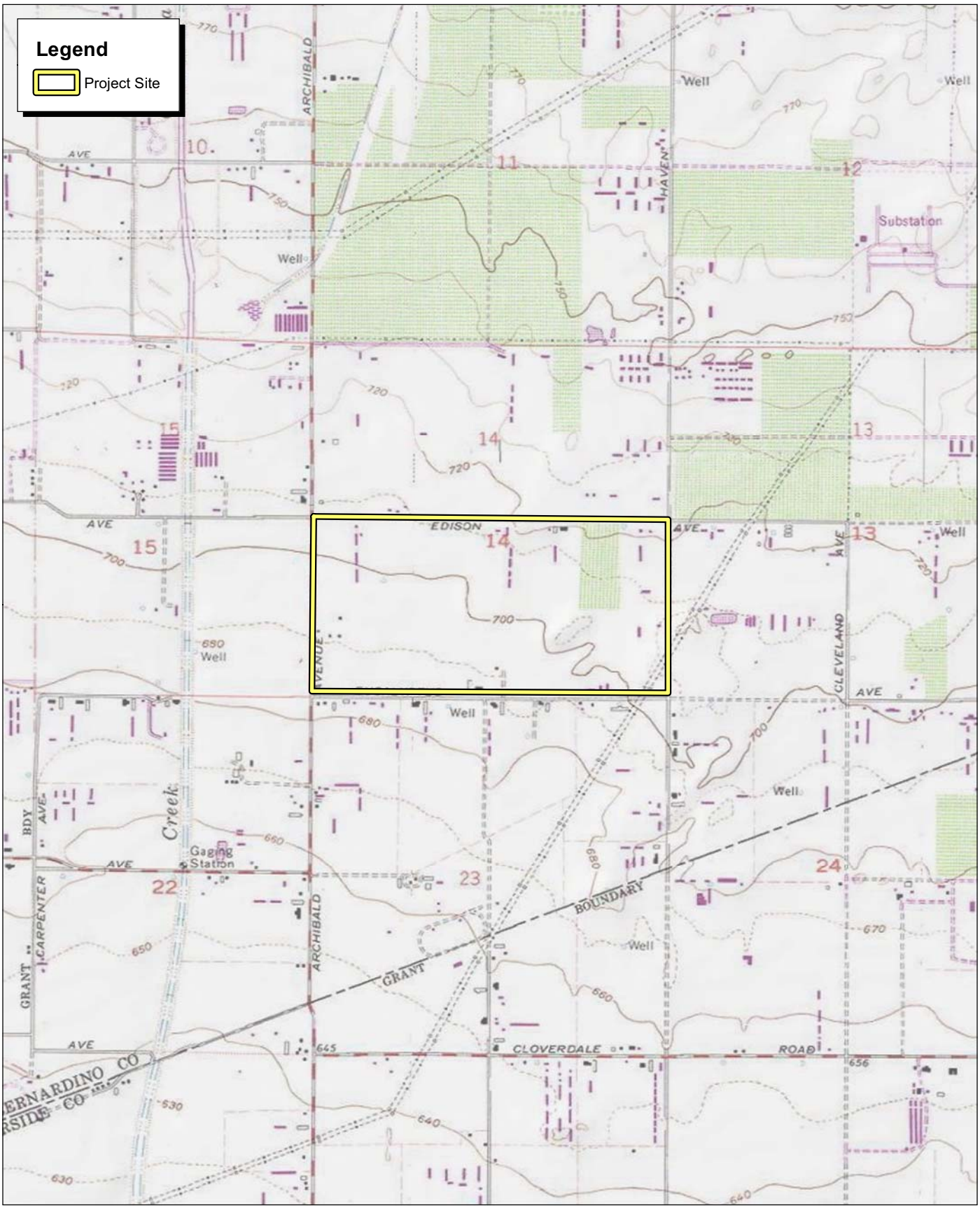
The project site is located in the southeastern part of the City of Ontario near the San Bernardino County border in the full southern half of Section 14 of Township 1 South, Range 8 West on Assessor's Parcel Number (APN) #0218-241-006, -010, -011, -013, -014, -015, -016, -019, -020, -022 and -023 (Exhibit 2). The project site shall require excavation and construction for a series of lower density residential and higher density residential tract maps. A large proposed Park (Grand Park) shall lie in the southern half of the Project site. The Project site is bounded to the north by Edison Avenue (which shall be rerouted through the Project), to the east by Haven, to the west by Archibald, and to the south by Eucalyptus.

About 60 acres of the Project site is being used to grow irrigated grain crops, is flat and has been plowed for decades. The Bosma property in the northeast corner of the proposed Project site is an active dairy, the parcel in the southeast corner is being used as a rock crushing facility beneath a set of high-voltage transmission lines, whereas the rest of the parcels on the property housed dairies that have been abandoned and their facilities demolished between 2000-2010. The ground surface of the former dairy properties are heavily impacted and it can be assumed that the upper two feet of topsoil has been moved about and heavily disturbed. Feedlot uses also tend to lose soils over time as the effluents are scraped away during the process of farming.

1.2 - Project Construction Description

Distinguished Homes (the Applicant) proposes the Grand Park Specific Plan (the Project) within the New Model Colony area of the City of Ontario on an approximately 320-acre site. The Project would develop a residential community within a larger master planned community by providing a broad array of spaces, including multi-density residential neighborhoods, parks and recreational facilities, and schools. Existing agricultural uses of the property would be removed. Upon buildout of the Specific Plan, the project site would be developed with up to 1,327 residential units in a variety of housing types and densities on approximately 129.21 net acres, a 10.16 net acre elementary school, a 50.11 net acre high school, and approximately 130.52 net acres of the City of Ontario "Grand Park."

The Grand Park Specific Plan would permits the development of up to 1,327 dwelling units including a variety of single-family detached homes, single-family attached homes, and multi-family dwellings. These residential uses would be contained within eight distinct neighborhoods (aka Planning Areas), within the Specific Plan, and would be linked by a network of street-separated sidewalks and bicycle trails connecting all neighborhoods to parks and schools. Streets, roundabouts, pocket parks, trails will be constructed. Short tie-ins between the Project site and off-site infrastructure (sewer, water, power, etc) would be necessary. Finally, the 130 net-acre Grand Park shall cover the southern third of the Project site.



Source: USA TOPO Maps USGS Corona North, CA (1978) 7.5' DRG.

Exhibit 2
Local Vicinity Map
Topographic Base

Michael Brandman Associates

NORTH

2,000 1,000 0 2,000 Feet

Source: ESRI World Imagery.

600 300 0 600
Feet

NORTH

Michael Brandman Associates

Exhibit 3
Local Vicinity Map
Aerial Base

1.3 - Environmental Setting

The project site is located on active and inactive agricultural property with a rock-crushing facility in the southeast corner. To the north, east and south are more dairies and the County line. To the west are irrigated fields. The area was used for ranching and cattle grazing beginning in the late 1800s, and the area to be constructed upon has been plowed repeatedly since about 1930. Until just recently most of the dairy properties on the site had been used for such since the late 1960's. A site reconnaissance showed that the whole of the property has been completely turned by the plow or built upon and little if any of the natural vegetation exists.

1.4 - Current Environmental Compliance Status of the Project

On June 14, 2012, MBA staff sent a draft Initial Study to the City as part of an environmental analysis. The Proponent, Distinguished Homes, is not contracted with MBA to perform this research. The Project site was originally analyzed as part of a proposed housing tract and Park project in 2005-2008, but economic conditions caused the ownership groups to postpone all environmental compliance work: some of the dairies on the site were subsequently abandoned. MBA has collected all existing data for the project, including studies that do have technical relationships with potential Cultural Resource impacts (ie Phase 1 ESA, Cultural Resource surveys, historical evaluations, etc) and shall uses these data to reinterpret the potential impacts to cultural resources.

Our analysis herein shall cause an update to findings reprinted in Section 1.4.1 below. Given the current status of environmental compliance, the Initial Study statement requires a reanalysis of the project site for impacts to Cultural Resources.

1.4.1 - Initial Study Submitted to the City June 14 2012.

The current Cultural Resource status of the Project, as shown in the June 14 Initial Study, is reprinted below.

	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. The project site is characterized by agricultural operations, including dairies, and contains only a limited number of structures. However, given the long history of agricultural activities in the area, the site may contain structures or other resources that may be considered historic resources. Therefore, further analysis of potential impacts associated with historical resources as defined in State CEQA §15064.5 will be included in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Although the project site has been utilized for agricultural operations for decades, there exists the potential for undiscovered archaeological resources on-site. Construction activities associated with implementation of the proposed Specific Plan could result in the destruction or damage of such undiscovered resources, if present. Therefore, further analysis of potential impacts associated with archaeological resources will be included in the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Although no fossil-bearing geologic formations are known to exist within the project site, their existence has not been determined, and therefore it is not known whether implementation of the proposed Specific Plan would affect such resources, if present. As such, further analysis of potential impacts associated with paleontological resources or other related geologic features will be included in the EIR

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. There are no existing or known formal cemeteries within the boundary of the project site. Therefore, implementation of the proposed Specific Plan is not expected to impact

human remains associated with either a formal or informal cemetery. Notwithstanding, in the event that any human remains or related resources are discovered, such resources would be treated in accordance with Federal, State, and local regulations and guidelines for disclosure, recovery, relocation, and preservation, as appropriate, including CEQA Guidelines Section 15064.5(e). As such, no significant impacts are expected. Further analysis of potential impacts associated with the discovery of human remains is not necessary, and mitigation measures are not required.

1.5 - Paleontological Setting

According to the geological map of the *Corona North, CA.* quad (Morton and Gray 1995), the Project is located on surface exposures of Holocene sand deposits (Qye) and Young alluvial fan deposits (Qyf_a) which have "low" potential for impacts to paleontological resources. As depth increases, so does the potential for impact to significant paleontological resources. In our view, fossils may be encountered on the Project site at a depth of 15 feet or more.

Once it is determined that excavations in the Specific Plan will reach at least 15 feet below grade, a qualified Paleontologist should be brought onto that portion of the Project with cuts at that depth to inspect the strata and determine if the potential for impacts to paleontological resources should be considered "moderate". Areas with moderate potential for impacts to fossil resources should be monitored by a Paleontological Inspector.

SECTION 2: CULTURAL SETTING

2.1 - Prehistory

Historic contexts are defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance is made clear"[1]. A context may be organized by a theme, geographic area, or chronology. Typically, a historic context is associated with a defined area and an identified period of significance, and the context should be linked to the evaluated resource through the concept of property types. In this way, the contextual statement provides a framework for the evaluation of the significance of any cultural resource in the Project and ultimately the potential for effects to any visible for buried cultural resources.

2.2 - Prehistory

The development of a regional chronology in southern California is an important topic associated with regional archaeological research. Limited by the small quantity of stratified sites and a general lack of dateable samples and artifacts, current southern California chronologies are little use for model building. In his recent book on California prehistory, Fagan (2003) does not use the archaeologists' traditional cultural sequences for this region, choosing instead to describe the stages in cultural evolution as generalized models related to recent environmental change. His socio-economic models of southern California reflect that the environment has been warming for the last 5,000 years. Regardless of this new point of view, regional archaeologists generally follow Wallace's southern California format (1955, 1978). The ultimate purpose of cultural sequencing should be to allow for meaningful comparisons of material culture attributes on an intrasite and intersite basis, and to provide the basis for culture-model building, but the loosely established timeframes for each period are regularly challenged as is the meaning of the individual frames of reference. Wallace's prehistoric format is as follows:

- Early Period (before 6000 B.C.)
- Millingstone Period (6000 to 3000 B.C.)
- Intermediate Period (3000 B.C. to A.D. 500)
- Late Prehistoric Period (A.D. 500 to A.D. 1769)

Wallace also argued (Wallace 1978) that the stages prior to 2000 B.C. in southern California could be assigned to a Modified Millingstone period (Period III: 3000-2000 B.C.), a standard Millingstone period (Period II: 6000-3000 B.C.) and a San Dieguito period (Period I: 9000-6000 B.C.).

Warren (1968) terms the early period the San Dieguito Tradition (before 5500 B.C.), the middle periods the Encinitas Tradition (5500 B.C. to A.D. 600) and the late period the Shoshonean Tradition

[1] http://www.nps.gov/history/nr/publications/bulletins/nrb15/

(A.D. 600 to A.D. 1769). The Late Period has also been subdivided into the San Luis Rey I (A.D.500-A.D. 1500) and the San Luis Rey II (post 1500). The difference between the latter two is the introduction of locally made brownware pottery, the first indigenous pottery in southern California (Cameron 1999).

Wallace's cultural stages are associated with material culture patterning observed in the archaeological record, which is believed to have taken place in response to a gradual change from a primarily hunting-subsistence mode to a plant gathering and hunting mode. Archaeologists hypothesize (Fagan 2003) that specialization and selective exploitation of micro-environments seems to have taken place gradually beginning about 3000 B.C. Tool kits become more skillfully made and variations in tool types increase statewide. Regional and local specializations appear to become distinct statewide on or about this time. Although the early history of native Californians is poorly understood, ethnographic patterns derived from such analyses may in the future allow archaeologists to determine when particular sites were occupied in the absence of good radiometric or thermoluminescence dating.

A detailed description of the prehistory of southern California can be found in ethnographic studies, mission records and major published sources including Kroeber (1925), Wallace (1955), Warren (1968), Heizer (1978), Moratto (1984), and Chartkoff and Chartkoff (1984). Fagan (2003), Moratto and Chartkoff and Chartkoff provide recent overviews of California archaeology in general and review the history of the coastal regions in southern California. The following provides a brief overview of the prehistory and history of the City of Chino.

2.3 - Early Period (Before 6000 B.C.)

Beginning with the first human presence in California (dated to about 11,000 years ago), prehistoric artifacts and cultural activities appear to represent a big-game hunting tradition. Much has been made of the few sites that exist in contemporary studies (e.g. Wallace 1978). Unfortunately, very few sites from the Early Period exist, especially in inland areas. Of the Early Period sites that have been excavated and dated, most exhibit a refuse assemblage suggesting short-term occupations. Such sites have been detected in caves and around fluvial lakes fed by streams that existed near the end of the last glaciation. Chipped stone tools at these sites are clearly ancient, are not made later in the Prehistoric period and reflect a specialized took kit used by hunters. Large-stemmed bifaces are common. Millingstones and dart point are not part of the Early Period toolkit.

2.4 - Millingstone Period (6000 to 3000 B.C.)

The onset of the Millingstone Period appears to correspond with an interval of warm and dry weather known as the Altithermal (Wallace 1978). Artifact assemblages begin to reflect an emphasis on plant foods and foraging subsistence systems because grinding tools are found at these sites. For inland locales, it has been assumed that exploitation of grass seeds formed a primary subsistence activity.

Artifact assemblages include choppers and scraper planes, but there are a reduced number of large bifaces in the excavated assemblages. Sites are occupied for a much greater amount of time than Early Period sites.

The regional distribution of Millingstone sites reflects the theory that aboriginal groups may have followed a modified central-based wandering settlement pattern. Here, large groups for a portion of the year would have occupied a base camp, with smaller bands occupying subsidiary camps in order to exploit resources not generally available near the base camp. Sedentism apparently increased in areas possessing an abundance of resources that were available for longer periods. Arid inland regions would have provided a seasonally and spatially dispersed resource base, restricting sedentary occupation, compared to the coastal areas. Overall, the Millingstone tool kit in the Los Angeles basin is typified by large and heavy deep-basin metates, wedge-shaped manos and large choppers and scrapers. Projectile points are few and dart points do not yet exist. Flaked lithic tools are slightly larger and cruder than later periods. "Cogstones" first appear.

2.5 - Intermediate Period (3000 B.C. to A.D. 500)

Dating between roughly 3000 B.C. and A.D. 500, the Intermediate Period represents a slow technological transition likely related to the slowly drying and warming climate. Site artifact assemblages retain many attributes of the Millingstone Period. Technologically speaking, these sites are difficult to distinguish from earlier sites in the absence of radiometric dates. Additionally, these sites generally contain a reduced number large-stemmed or notched projectile points but with an increase in portable mortars and pestles. The lack of large points combined with the mortars and pestles suggest that the aboriginal populations may have harvested, processed and consumed acorns and other seeds over and above hunting.

Due to a general lack of data, neither the settlement and subsistence systems nor the cultural evolution of this period is well understood. It has been proposed by some researchers that group sedentarism increased with the exploitation of storable high-yield plant food resources. The duration and intensity of occupation of base camps increased during this period, especially in the later part of the period. Overall, the Intermediate Period tool kit in the Los Angeles basin is vague, with elements of the Millingstone Horizon (heavy grinding implements) and the Late Prehistoric Period seen. A higher percentage of projectile points occur and smaller chipped stone tools are used. It has been assumed for decades that mortars and pestles became commonplace during this period and that most of the bedrock mortars found in southern California were ground out during this period. Bedrock mortars cannot be dated by any reliable means at the present time.

2.6 - Late Prehistoric Period (A.D. 500 to A.D. 1769)

Extending from about A.D. 500 to Spanish contact in A.D. 1769, the Late Prehistoric Period reflects an increased sophistication and diversity in technology. Village sites are common. Late assemblages

characteristically contain small projectile or dart points, which imply the use of the bow and arrow. In addition, assemblages include steatite bowls, asphaltum artifacts, grave goods and elaborate shell ornaments. Use of bedrock milling stations is purported to have been widespread during this period, as it was in the previous one. Increased hunting efficiency and widespread exploitation of acorns provided reliable and storable food resources. Pottery, previously traded into the area, is made locally during the latest stage of this Period and is of simple construction technology (Cameron 1999).

One of the key reasons for understanding how culture change is perceived archaeologically is from the standpoint of determining where the ancestors of living indigenous Native Americans came from. Nothing can illustrate this concept better that to examine the "Shoshonean wedge" concept as first proposed by Kroeber (1925). Because the root languages of the indigenous southern Californians are of two types (Hokan and Uto-Aztecan) and because southwest Uto-Aztecan presence (Nevada, Arizona, etc.) is dated prehistorically late, it is assumed that Uto-Aztecan speakers entered southern California hundreds of years before the Spanish explored the coast (about A.D. 700-1400). Without an analysis of specific cultural markers derived from dated sites (Koerper 1981), it is not possible to distinguish between culture-material artifact assemblages of newly in-migrated groups and their antecedents.

2.7 - Pre-Contact and Post-Contact Gabrieliño

The project area is, technically speaking, located within the southeastern section of Gabrieliño tribal territory. The Juaneños lay to the southwest and the Luiseños to the east. Southern California Native Americans exhibited economic and social structures unique to the United States. Just before contact and subjugation by the Spanish, it is likely that many of the native populations consisted of bands of semi-sedentary hunter-gatherers who were living in specific microenvironments because of ethnohistoric trends and subsistence practices. Fagan (2003) argues that with the advent of acorn-based subsistence systems throughout most of California, small bands (tribelets) of like-minded peoples (tribes) could have survived and prospered in spatially-restricted landscapes. Their cultures could have been relatively unchanged for millennia. Some of these pre-contact tribelets could have consisted of just a few familial groups and, with a reliable supply of food and water, their lifestyles could have remained essentially static.

Kroeber (1925) and Bean and Smith (1978) form the primary historical references for this tribe. The Gabrielino spoke a language that belongs to the Cupan group of the Takic subfamily of the Uto-Aztecan language family, a language stock that includes the Shoshonean groups of the Great Basin. The total Gabrielino population at about 1770 AD was roughly 5,000 people, based on an estimate of 100 small villages of 50 to 200 people apiece. Their range is generally thought to have been located on the Pacific coast from Malibu to San Pedro Bay and south to Aliso Creek, then east to Temescal Canyon, then north to the headwaters of the San Gabriel River. Also included were several islands, including Catalina. This large area encompasses the city of Los Angeles, much of Rancho

Cucamonga, Corona, Glendale, and Long Beach. By 1800, most Gabrielinos had either been killed, or fully subjugated by their Spanish conquerors.

The first modern social analyses of Gabrielino culture took place in the early part of the twentieth century (Kroeber 1925), but by that time, acculturation and disease had reduced their numbers to near extinction. Nonetheless, the early ethnographers viewed the Gabrielino as a chief-oriented society of semi-sedentary hunter-gatherers. When Spanish explorers and missionaries first visited the southern coastal areas of California, the indigenous inhabitants of the Los Angeles County/County area were given the Spanish name "Gabrieliño."

At the time of European contact, the Gabrieliño inhabited about 50 to 100 permanent villages in fertile lowlands along streams and rivers and in sheltered areas along the coast. The larger permanent villages most likely had populations averaging 50 to 200 persons. Sedentary villages also had at varying distances smaller satellite villages that remained connected through economic, religious, and social ties (Bean and Smith 1978). Gabrieleño villages contained four basic types of structures. Houses were circular and domed, made of tule mats, fern, or carrizo (Kroeber 1925, Bean and Smith 1978). The Gabrieleño sweathouses were small, circular earth covered buildings. Villages may have included menstrual huts and open-air ceremonial structures made with willows inserted in a wicker fashion among stakes (Bean and Smith 1978).

The Gabrieleño had a rich and varied material culture (McCawley 1996). Technological and artistic items included shell set in asphaltum, carvings, painting, an extensive steatite industry, baskets, and a wide range of stone, shell, and bone objects that were both utilitarian and decorative. Gabrieleño subsistence was based on a composite hunting and gathering strategy that included large and small land animals, sea mammals, river and ocean fish, and a variety of vegetal resources. Generally, Gabrieleño settlements were created at the intersection of several ecozones: prairies with foothills, floodplains and river courses, and on the edges of marshes and seashores. The majority of the population drifted throughout the year as families to temporary hillside or coastal camps, returning to the central location on ritual occasions or when resources were low and it was necessary to live on stored foods. Offshore fishing was accomplished from boats made of pine planks sewn together and sealed with asphaltum or bitumen. Much of the fishing, shellfish harvesting, and fowling took place along the ocean shoreline or along freshwater courses. Sea mammals were captured with harpoons, spears, and clubs.

Land animals were hunted with bow and arrow or throwing sticks, and were trapped or clubbed; smaller animals, such as rabbits and ground squirrels, were driven out with grass fires and captured with deadfall traps. Larger animals were hunted with sinew backed bows made of holly, piñon, elder, or juniper, while small game was hunted with bows fashioned from buckeye or elderberry. Seasonal grass fires may have had the effect of yielding new shoots attractive to deer. The transportation of plants and other resources was accomplished through the use of burden devices, such as coiled and woven baskets and hammock carrying nets commonly made from grass and other plant fibers.

The typical contact Gabrieliño village was located near permanent water, such as the many streams found along the base of the Puente Hills, Chino Creek and of course the Santa Ana River. McCawley (1996) recounts a series of historically discussed Gabrieliño villages on the Rancho del Chino, including *Wapijanga,* or *Guapa,* which was near the bend in the Santa Ana now crossed by Interstate 15. This village is named by J.P Harrington's consultants in his informal notes (1986). Other villages in the Chino-Pomona area are named in Hugo Reid's letters of 1852. One found on the Rancho del Chino was known by Reid as *Pasiinogna*. The San Fernando Mission baptismal register uses village titles for this place such as *Passenga, Passanga, Pachanga, Patzanga*, and other derivations. There are 14 entries dating from 1797-1804. Its exact location is uncertain, but Johnston (1962) and McCawley (1996) placed the village several miles northwest of the junction of Chino Creek and the Santa Ana River.

2.8 - Historic Era (Post 1769)

Father Junipero Serra was sent to Alta California to create a chain of Missions and Mission outposts to bring Christianity to the indigenous population and create a foundation for colonization of the region. Located between the previously established presidios in Monterey and San Diego, Serra had military assistance in his quest and the San Bernardino area came under early control of Spanish soldier Pedro Fages and Father Francisco Garces. According to Juan Caballeria (Lugo 1950), on May 20, 1810, Father Francisco Dumetz founded and performed a ceremony to consecrate a new Mission San Gabriel supply station, including a chapel, at the Guachama Ranchería, which was an existing native village near the mouth of San Timoteo Canyon. According to Harley (1988, 1989), it is likely that Dumetz never made this trip and that Caballeria, who was the keeper of Mission San Gabriel history at the time, had wanted to publicize and romanticize several popular misconceptions and fabricated much of the story.

In 1819, Rancho San Bernardino was established and led to colonization of the interior parts of southern California. This followed a decision by the heads of the mission system to expand their grazing holdings into the interior with plans to later establish a chain of additional Missions in the deserts (Lech 2004). A decision was made to create an estancia, or a ranch headquarters with a chapel and occasional visits by padres, at the Guachama Ranchería. Construction began about 1830, and it was not yet finished when the project was abandoned in 1834. Lugo (1950) noted that between 1830 and 1832, a large house and other buildings were constructed, which his family occupied after the Rancho was granted to him by Mexican authorities. The project area lies well south of the main thoroughfare between Arizona and the Mission. The property was likely grazed during the Mexican Period by the holders of the Rancho El Rincon.

The Mexican Period (1821 to 1848)

After years of internal fighting, Mexico achieved its independence from Spain in 1821 and Alta California became the northern frontier of the State of Mexico. The Mission padres were forced to swear allegiance to Mexico in 1822. Secularization of the missions took place over the next decade

and the former mission lands were transferred to the large Mexican families that had settled in the area. The Secularization Act went into legal effect in 1834. The rancho culture, first formed by the Spanish, perpetuated a cattle based economy that dominated the Native American cultures. A trail from Sonora to the San Gabriel area passed through San Timoteo Canyon and along the Santa Ana. This brought new settlers to the region and the Colton area was used as one of several stage and mail routes between Arizona and the Los Angeles/San Gabriel area.

Rancho El Rincon was part of a large tract of land granted to Juan Bandini in the 1830s. After the end of political restlessness in 1837, Governor Alvarado made Bandini administrator of the San Gabriel Mission, and he was granted the Jurupa, Rincon, and Cajon de Muscapiabe ranchos, besides land at San Juan Capistrano. After a few years of ownership, financial losses forced Bandini to sell most of his properties, and he died in 1859. Bernardo Yorba purchased a portion of his properties, later called the Rancho El Rincon, which lay in bottomlands adjacent to Rancho Santa Ana del Chino (north) and Rancho La Sierra (southeast). After years of litigation with the California Land Commission, the Ranchi El Rincon was officially granted to Yorba, son of Jose Antonio, in October 1858. Yorba died a month later, willing his numerous properties to his descendants. One of his sons, Raimundo, built the first house at the Yorba-Slaughter site in 1851. The structure burned and the second structure was built on the site, which survives to this day. Fenton Slaughter bought the property in 1868 and the small town of Rincon grew near the junction of the Santa Ana River and Chino Creek.

The American Period

The Yorba-Slaughter Adobe, built by Indian laborers who lived in a village east of the structure, was originally known as "Buena Vista" and was located inside Bandini's Rancho El Rincon property. The road at the foot of the hill was a regularly used part of the Fort Yuma to Los Angeles Road, and the Yorba Adobe was an optional stage stop for the Butterfield Overland Mail from 1858 to the start of the Civil War (Hatheway 1989a). The Rancho was prosperous, and Raymundo Yorba was the most affluent of the land owners in the Prado Basin region.

The adobe property was purchased in 1868 by Fenton M. Slaughter, a Virginian and a veteran of the Mexican War of 1846. Slaughter raised cattle, introduced the Merino sheep to California, bred fine race horses and mules, and raised grain and grapes. The adobe became the center of a small settlement called "Rincon." A post office was established in 1870 (probably in the adobe itself); a general store, a saloon, a blacksmith shop, a dairy, and the Vine Slope winery were established by 1879. Fenton Slaughter was an active and influential political force, serving in the state legislature in the early 1870s and as a San Bernardino County Supervisor from 1885-1890.

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881, which they intended to subdivide into small fruit farms. The Chaffey's purchased an additional 6,000 acres from

the Rancho that would become the cities of Ontario and Upland. One of the keys to the Chaffey's success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

Chaffey laid out the improvements and made water available to every parcel of land. Ontario began as an agricultural colony focused on primarily fruit growing. Both the citrus and the olive industries were popular agricultural endeavors in the area. Chaffey set aside 1 square mile for the Ontario town site with half of the area deeded to trustees for the endowment of an agricultural college. The first purchase of land in Ontario occurred in 1882 and the first edition of the local newspaper was on December 4, of that same year. The emphasis on agriculture within the community was evidenced by the construction in 1883 of an agricultural college on 20 acres in the Ontario Colony. Chaffey College was the first college in San Bernardino County. In 1884, the Ontario School District was created. The first schoolhouse was erected on the same corner where Central School stands today, at "G" Street and Sultana Avenue.

In 1887, Edward Frasier placed a town site on Market Street, 1.5 square miles of land north of 5th Street, 2 miles west of Euclid Avenue. His special excursion train brought hundreds of buyers to Ontario's Southern Pacific Depot from Los Angeles. The Chino Valley Railroad Station was erected on the far side of the existing tracks. This narrow gauge railroad took passengers to Chino.

Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company, now Sunkist Growers, Inc., which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed citrus culls into juice and cattle feed. Population swelled in Ontario in the 1950s. The numerous 10-acre orange groves in town were removed by the owners and Tract homes built. The construction boom was led by the California National Guard Armory at John Galvin Park. In 1952, over $14,000,000 was spent on construction, $11,000,000 of which was spent on 642 new single-family homes in four new subdivisions. In 1959, Ontario began to develop new areas to the east and south, including the Ontario Industrial Park, east of Campus Avenue between Mission Avenue and the Pomona Freeway. By the mid-twentieth century, Ontario was a leading dairy community in the state of California.

2.9 - Background History of Southern California Dairy Farms

2.9.1 - Dairy Farming in Los Angeles Basin

The following information of southern California dairy farms has been taken from Galvin (2004):

There are three distinct phases in dairy farming in Southern California. The first phase was from 1900 to 1930 and consisted of free grazing of the cattle. The dairies were concentrated around the peripheries of major metropolitan centers to service the areas with the largest populations. The first dairies before the 1930s were small family concerns, consisting of 5 or 6 acres. At the turn of the

century, dairies were scattered all around Los Angeles County because the population increase spurred the growth of the dairy industry. During the 1920s, the dairies gravitated to the southeastern part of the county around Paramount, Artesia, and Bellflower. The dairying areas of the Los Angeles Basin were largely populated by the Dutch immigrants who mainly settled around Hynes-Clearwater; today the area is known as Paramount.

Dairying in the first half of the twentieth century still consisted of an open range in which the cows were let out to pasture to feed and were brought into a milk parlor to be milked by hand one at a time. This type of milking did not produce the same quantities and quality of milk production as today, as the cows burned energy while grazing the fields and each animal did not receive as many nutrients from the source of grains provided if the fields were overstocked with cows. Around the mid-century, a change in dairying practices took place that would change the manner in which cows are milked today.

The 1930s saw a large increase in people migrating to the area. Dairies too, then began to spring up in small numbers. The second phase of dairying, from 1931 to 1949 saw a change from free grazing dairying to dry-lot dairying with the mechanization of milking. This era saw many changes in three areas of the industry:

1. An increase in the number of cows

2. An increase in population

3. Legislative price fixing of milk

In 1930, the Co-operative Dairy Product Association formed to negotiate milk prices with distributors for any surplus milk not used by the creameries. By this time, most of the dairy industry of Southern California consisted of producers, dairymen on contract to the creameries; processors, owners of the processing plants and transportation fleets; and the retailers.

The political influence on the developing dairy industry came from the state, county and city levels of government. During the New Deal, the state began passing legislation to control the diary industry. From 1935 to 1945, the state passed four Acts, which controlled the minimum price of milk at both the wholesale, and retail levels, provided for fair trade practices in marketing of dairy products, and promoted the use of dairy products through advertising and education. The state also actively fought tuberculosis rampant in the dairy herds. County and city health officials enforced the state sanitation standards for the dairies and creameries by frequent inspections.

Prior to World War II, dairies were widely dispersed throughout the Los Angeles Basin. Large clusters of dairies were found in areas such as Torrance, Artesia, El Monte, and the San Fernando Valley. During this period, much of the feed and fodder was available from the local area, and dairies

usually occupied the less valuable land that was not suited to citrus or truck farms raising vegetables for market.

World War II resulted in a population explosion that contributed to uncontrolled urban sprawl. People began to spread out from Los Angeles because of the availability of land and the low interest rates that were available for first time homeowners and the returning GIs. As housing tracts sprang up on suburban land, dairies located nearest to the metropolitan centers of population shifted to the peripheries. This relocation tended to concentrate the dairies in the vicinity of Artesia and Bellflower. The Bellflower-Artesia area was an ideal location for the dairying industry because of favorable weather conditions and because the district contained all of the specialized services that contributed to the efficiency of the industry. Hay and grain dealers, veterinarians, equipment handlers, specialized financing organizations, cattle brokers and a pool of skilled labors were all available within a few miles or a few minutes time.

One of the reasons that dairy farming was located in centralized locations such as the Bellflower-Artesia area is that production usually took place within the "least cost" location. The highest cost input component for dairymen is grain. This item is used in large quantities in order to maintain the extremely high production. The Basin area was geographically close to the Long Beach Port, which made access to feed available. As the freeway system developed, dairy farmers could more economically farm in more outlying areas and still have access to feed. Dairymen in outlying areas could offset the cost of transporting feed by mixing their own feeds and placing more emphasis on locally produced materials such as barley, beet pulp, or cottonseed meal. The outlying areas would have more readily available green feeds.

The Dutch helped modernize the dairy industry from free ranging dairy herds to almost a factory type setting known as dry-lot dairying. They were familiar with this type of dairying in the Netherlands. The Netherlands was a small country that lacked the space for free range dairying. Portuguese milkers also had been familiar with the dry-lot methods in the Azores. Both of these groups of immigrants became dominant in dairying in California because they arrived at the precise time that specialized dairies developed to feed the growing urban population of Los Angeles.

One story attributes a Dutch family for the change in dairying practices to a more efficient method of milking. It explains that they were influenced by their native dairying practices and a lack of space. In a 1949 article from Westways Magazine, the author writes…

> *One Dutch family living in Paramount could not afford pasture acreage for their cow and so they had her put inside. They fed her on linseed meal, hay, and cottonseed instead of sending her to pasture. "Bossy" thrived and soon was grateful that she wasn't driven out to work every morning. Her meals were served in her room, and she speedily responded by giving off gushing quantities of milk. Soon, the Dutch family started selling the excess milk to neighbors and*

> *purchased a second cow to keep up with a sustained demand for dairy products. They found that the forced-feeding technique was the pump primer. They sent word back home to the Netherlands and soon a rush of uncles, cousins, sisters and aunts came to the Paramount area….4,000 families comprise what they call the richest dairy farmers in the world. After two and half years of milking the cows, they are "burned out" and are sold as beef. The Indoor cows at Paramount and the adjacent milk "factories" were found to be healthier, less liable to diseases, which lurk in pasturage. The Dutch colony cared for its bossies just as a factory owner does for his machines.*

The knowledge of specialized dry-lot farming brought to the Los Angeles dairy industry by the Dutch and Portuguese immigrants in the 1920s, countered the need for importing milk from the San Joaquin Valley, a process that had become too expensive.

Although dry-lot dairying was new to the United States, the practice was used in both the Azores and the Netherlands. In other large metropolitan areas of the United States, such as around Chicago and Boston, grassland dairies were forced farther from the cities by the rising cost of land and taxes. Because of the development of dry-lot dairy farming in Southern California, urban areas grew around the small, but highly productive dairies in Southern California.

The subject dairy properties are associated with the third phase of dairying in Southern California, which took place between 1950 and 1969. One of the paradoxes of the 1950s Los Angeles milk industry is that the rapidly growing human population and industry of the county squeezed the dairymen into smaller and smaller areas, forcing the dairy industry to produce milk more economically as growth occurred. The manpower shortage due to World War II led to the use of machinery and scientific feeding and breeding resulted in larger herds. Machines could handle more cows, consequently, the herds increased in size again. As a result of these factors, the dairy farmers moved to new dairies to take advantage of mechanization; their old barns were not large enough for the new machinery.

A second irony was that as the population grew, so did the market for dairy products. The huge population surge, while enabling and forcing the dairy industry to expand, ironically overflowed into the heart of the big milk producing areas in Los Angeles. The new residents of Los Angeles required approximately 19,000 acres land to live on per year. During the 7-year period from 1950 to 1958, a total of 6,615 housing tracts were developed and 340,478 lots were sold. The rate of population increased in Los Angeles County from 1925 to 1950 averaged 100,000 people per year. As the population grew, so did the dairy herds in order to supply the newcomers with milk. Dairymen answered the challenge of producing more and more milk on less and less space by streamlining their operations. They turned dairying into an assembly line industry by developing "milk factories," where large numbers of cows are penned and efficiently milked on small acreages and all feed is bought to the farm site from outside sources.

During this period, the dairymen organized politically to control urban development, pass zoning regulations favorable to dairying, and incorporated the dairy cities of Dairyland, Dairy Valley, and Cypress. The dairies that surrounded the town of Artesia on three sides incorporated in 1956 as the City of Dairy Valley in Orange County. Its inhabitants numbered 3,300 persons and 60,000 cows. The city remained a dairy community until March 1965 when the council voted to allow sub-dividers to enter the community. As the land rose in value and property taxes increased, the land became too valuable to use for dairying and slowly the farmers sold out.

The concentration of diaries within the Los Angeles area produced more efficient operation of the Los Angeles milk shed. By 1960, Los Angeles County led the United States with 511 dairies and 112,000 dairy cows. The dairy industry produced 33.5 per cent of the total Los Angeles County agricultural yield. With one dairy farm on top of another, the servicing agent, feed sellers, equipment dealers, inspectors, and creamery tank trucks could visit dozens of dairy farms in the space of a few miles. The compact milk shed kept the servicing prices down, and that helped keep the price of milk down.

Milk produced close to large metropolitan areas is utilized for fluid uses. Milk produced in more distant areas is used for cottage cheese and ice cream. Milk produced at locations yet more distant from the markets, such as in the surplus-producing areas of the northern San Joaquin Valley, the Sacramento Valley and the North Coast, are used for butter and nonfat dry milk. The number of fluid milk plants in California declined from 885 in 1945 to 461 in 1957, rising in 1959 to 485. Technological changes led to economies in processing and transportation, which, in turn led to larger but fewer operations. The increase in the number of fluid milk plants in the mid-1960s was explained by the advent of drive-in dairy operations, a development counter to the trend towards bigness and fewness. Although drive-in operations were expanding rapidly, the general shift in the 1960s was towards centralized fluid milk operations and area-wide distribution.

2.9.2 - Dairy Farming in the Inland Empire

The third phase of dairy farming in the Chino Valley occurred between 1950 and 1969 and consisted of the introduction of scientific feeding and breeding, resulting in larger herds and more productive dairy operations. The dairy properties that developed during 1950 to 1969 are located on very large parcels or on properties that comprise multiple smaller parcels. The average size for a property associated with this context is approximately 40-acres or more. As the mechanization of dairying advanced, the size of the parcel increased as the dairy farmer was capable of milking more cattle. The layout of the dairy property also changed as the dairy operation began to introduce new farming equipment for the mechanization process.

The center for dairying in Southern California prior to this era was located around the Artesia area in Los Angeles County. However, due to the encroachment of the developing residential communities, the dairy farmers were forced to move to the Chino Valley area. In moving to the Chino Valley, the dairymen established the most efficient and modern dairies in the nation. In the old production facilities, one man milked 100 cows twice a day. With the technology of the new milking systems of

the 1950s-60s, one man easily could milk 450 cows twice a day. During the 1950s and 1960s, the use of machinery increased out of necessity because of the manpower shortage due to World War II. Machines could handle more cows, consequently, the herds increased in size again. The dairy farmers moved to new dairies to take advantage of mechanization, their old barns were not large enough for the new machinery. The dairy farmers from this period were able to afford more land after selling their dairies for premium prices in the highly valued inner-city areas of Los Angeles County, and could consequently increase the size of their operations and upgrade their milking facilities as the cost of land in the Chino Valley area was far less costly.

Dairy properties that were constructed after 1950 will have more than one very large residence, or a series of large residences that comprise at least one residence constructed after 1950, and enlarged residences from earlier periods. They may also feature attached two car garages or garages attached to the residences by a covered breezeway, a large "herringbone" style milking parlor designed in the Ranch style, numerous pole structures, large silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, grain bins, etc, and a huge expanse of open space behind the dairy buildings that is used for the production of feed and the processing of manure.

These properties may also have additional small residences to house hired workers who live and work on the land which may be located near the family's residences or may be located somewhere else on the property. These houses are generally small and may have been the original house from the early part of the century that was occupied by the dairy owner, or past dairy owners, prior to the proliferation and productivity of the current operation.

Almost all of the owner's residences that are located on the post 1950 dairy properties are constructed in the Ranch architectural style of architecture; however, a few may be residences that were popular prior to that era, but may have been enlarged or remodeled to reflect the success of the more efficient dairy operations. Most of the worker's houses either are very small examples of the Ranch style, or are smaller residences constructed in styles that were popular prior to this era. A few structures may still fall within this context even if the residence was constructed prior to 1950, as the dairy farmer may have adapted an earlier dairy property to a mechanized dairy operation with the addition of a large residence and large milking parlor.

This period exhibits a shift in the barn architecture from the "flat style" milking parlor to a "herringbone" style. In the new milking parlor design, the cow's stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so that when the milkers come along, they do not have to kneel because the cows are at an elevated height. This is a labor and time saving device because it eliminates the amount of time it takes for milkers to kneel down to access the udders of the cows. Most of the farms from this period will exhibit the "herringbone" style of barn in the agricultural preserve area. In addition to the change in the parlor layout, the modernized milking parlors are also equipped with milking machines that automatically express milk from the cow's teats and also stop automatically once the cow's milk flow

lessens. All of the "herringbone style" milk parlors that were constructed after 1950 were designed in the Ranch style to match the residences.

If there is more than one residence, then the residences are constructed on either side of the milking parlor. All the buildings that are related to a post 1950 dairy property are painted in the same color scheme, even if the individual resources are not necessarily constructed in the same architectural styles. These large dairy operations have a circular driveway in front of the milk parlor and almost always have designed landscaping to complement the property as a whole, both in front of the milking parlor and in front of the residences. The property is often times surrounded by a matching fence. The property will also have many other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are laid out behind the milking parlor and residences and are aligned in a geometrically spaced fashion; either perpendicular or parallel to the milking parlor. The pole structures are long and narrow rectangular structures. The number of pole structures and associated farming equipment may reflect the size and productivity of the dairy operation. Behind the pole structures, there is a large expanse of open space that is used for the production of feed and the processing of manure. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with.

Most of the dairy operations that are associated with this context were built by former dairy farmers that had relocated in the Chino Valley after having moved from the Artesia area. Because of the small fortune they had gained from selling their land in Los Angeles County, the dairy farmers constructed these large dairy operations all at once and included the most advanced and efficient dairy facilities available in the nation at the time. The multitude of the buildings and structures on the property combined with their geometric arrangement demonstrates the introduction of scientific feeing and breeding, resulting in larger herds and more productive dairy operations. Additionally, the size and style of the Ranch houses reflect the wealth that these dairy farmers had attained. Many of the larger Ranch style residences from this period appear to have been designed by architects or prominent builders, which further demonstrates the image and opulence of the post-1950 dairy farmers.

The change to the "herringbone style" milking parlors demonstrates the change in the increased productivity and the scientific advances that occurred in the milking industry. The presence of multiple residences on these properties represents the multi-generational nature of the industry and the importance that the dairy lifestyle played in the unity of the family. The manicured landscaping and general condition and continuity of the properties demonstrate the pride that the dairy farmers had toward their profession and the pride they had in the hard work and diligence of building up their dairy operations. The milk trucks were replaced by large semi trucks, which continued to utilize the circular driveway in front of the milking parlor to express milk from the storage tanks. The signs displayed in front of the dairy operations exhibit the large presence of the dairy associations and the pride and loyalty that the dairy farmers have in membership with certain dairy associations.

This era demonstrates the flood of dairy farmers coming to the Chino area to dairy once they were entirely forced out of the Artesia and Dairy Valley area. This second wave of inhabitants represents the group of dairy farmers who held out in Los Angeles County for a premium return for the sale of their land so that they could not only relocate to the Chino Valley area, but could also increase their dairy operations and upgrade their facilities. The dairy farmers came to this region because there had already been an established network of dairy operations and support industries to make the move an economically and logically feasible one.

SECTION 3: ENVIRONMENTAL COMPLAINCE PARAMETERS

3.1 - CEQA and Cultural Resources

At the California Environmental Quality Act (CEQA) level of analysis, a site or structure may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (PRC §5020.1(j)) or if it meets the criteria for listing on the National Register (NR) or the California Register of Historical Resources (CR), following 14 CFR §4850. CEQA allows for local historic resource guidelines to serve as the CR criteria, if enacted by local legislation, to act as the equivalent of the State criteria.

If the resource has integrity and any one of the criteria noted below are met at the State level of analysis, the resource would be considered significant and a direct impact to the cultural resource would be considered a significant impact on the environment. Typically, researchers in California use a 45-year age threshold following State Historic Preservation Officer (SHPO) recommendations. The time lag of five years between the State and federal criteria is explained by the fact that it takes about five years to plan for and redevelop any one property. The criteria are:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values; and

D. Has yielded, or may be likely to yield, information important in prehistory or history.

3.2 - The Federal Section 106 Process

Although not required for the purposes of this analysis at this time, a review of techniques associated with the Section 106 process can assist in understanding State and local evaluative processes. It is possible that Section 106 may need to be applied if the project requires a federal nexus.

Federal agencies are required to consider the effects of their actions on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings under National Historic Preservation Act (NHPA) Section (§)106 process. Federal agencies are responsible for initiating Section 106 review and completing the steps in the process that are outlined in the regulations. Furthermore, Section 106 requires that any federal or federally assisted undertaking, or any undertaking requiring federal licensing or permitting, consider the effect

of the action on historic properties listed in or eligible for the National Register of Historic Places (NR). Under Code of Federal Regulations (36 CFR) Part 800.8, all federal agencies are specifically required to coordinate compliance with Section 106 and the National Environmental Policy Act (NEPA) process. The implementing regulations "Protection of Historic Properties" are found in 36 CFR Part 800. Resource eligibility for listing on the NR is detailed in 36 CFR Part 63 and the criteria for resource evaluation are found in 36 CFR Part 60.4 [a-d].

Properties less than 50 years old may be considered for listing in the NR if they exhibit exemplary cultural characteristics. Listing on the NR requires integrity, and it is the integrity of the resource that must be addressed first in any one analysis.

The NHPA established the NR as the official federal list for cultural resources that are considered important for their historical significance at the local, state, or national level. To be determined eligible for listing in the NR, properties must meet specific criteria for historic significance and possess certain levels of integrity of form, location, and setting. The criteria for listing on the NR are nationally significant in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. Is associated with events that have made a significant contribution to the broad patterns of our history;
B. Is associated with the lives of persons significant in our past;
C. Embodies the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and
D. Yields, or may be likely to yield, information important in prehistory or history.

3.3 - Thresholds of Significance

If a professional is asked to determine if a site is a "unique archaeological (historic) resource" under CEQA Guidelines and therefore subject to mitigation prior to development, a threshold of significance should be developed prior to testing/evaluation. This is a procedure recommended to professionals by the Office of Historic Preservation (OHP) / State Prehistoric Preservation Officer (SHPO). The threshold of significance is simply a point where the qualities of significance are defined during the analysis and the resource is believed to be a "unique archaeological (historic) resource" under CEQA. An adverse effect to a "unique resource" is regarded as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource will be reduced such that it no longer meets the significance criteria. In lay terms, should an analysis show that the development will destroy the unique elements of a site, but leave non-unique elements intact, then the significance of the site will be lost and there must be mitigation for the loss of the unique elements.

If a prehistoric site is tested, it is traditionally held that buried features such as, hearths, burials, middens, etc., could hold analytical information that will pass the significance threshold and make the site eligible for listing on the CR under Criterion D. For historic archaeological sites, analysis of the condition and integrity of the architecture at the modern ground surface level may cause the site to pass the threshold under Criterion A, B and/or D. For historic buildings, the completeness and integrity of the structural architecture may cause the site to pass the threshold under Criterion A, B and/or C.

The threshold should be associated with the site context or theme. If sets of unusual artifacts, buried but unusual buildings, or human remains are detected during tests of cultural resources in project Area, or if a historical review of the property finds that it was once associated with a person and/or event of historical significance at the State/National level, the sites will likely be considered potentially significant for CR/NRHP listing. In the event that the significance of the site will be reduced below the threshold because of development, a recommendation for data collection, a Phase III excavation, must be submitted to the Lead Agency.

SECTION 4: RESEARCH DESIGN AND FIELDWORK RESULTS

The primary purpose of the cultural resource reconnaissance and reevaluation is to locate and document known cultural resource sites and isolates within the Project, and to determine whether such resources are significant, because they are slated to be removed prior to development. The construction area of the project will be examined using a reconnaissance technique, where the whole of the property must be driven by and inspected for changes since the original fieldwork was undertaken . SHPO recommends that any sites detected during a survey must be recorded on Department of Parks and Recreation (DPR) 523 forms and, if potentially impacted by development in the project area, must be evaluated for significance during the environmental compliance and planning processes. CEQA guidelines state that sites believed to be significant must undergo further cultural resource technical work efforts if they cannot be avoided by project development.

4.1 - California Historic Resource Inventory Search, Center Archival Information Search

On June 6, 2012, MBA staff archaeologist Audrey Podratz, B.A. undertook a cultural resource records search at the Archaeological Information Center at the San Bernardino County Museum (AIC), which is the official State cultural resource information center for the County. To identify any historic properties, she examined the current inventories of the NR, the CR, the California Historical Landmarks (CHL) list, and the California Points of Historical Interest (CPHI) list. In addition, the Historic Resources Inventory (HRI) was examined to determine the existence of previously documented local historical resources. The search focused specifically on the project site and adjacent land within a one-mile search radius.

The records search showed that the whole of the property has never been surveyed by a professional archaeologist within the last 25 years: the westernmost and easternmost quarters were surveyed by Tibbett (2004) and the Aspen properties were surveyed by Dahdul (2002), but the Lee Properties (APN#0218-241-15 and 0218-241-16) have not been surveyed. This is a plowed field and a dairy at 10084 Eucalyptus Avenue. Architectural historians with PCR Services (Wuellner and Fratinardo 2008, aka "PCR") did review the older dairy structures and establish individual significance ratings for older buildings within the whole of the Project, but no systematic field survey was undertaken during their work. Many field surveys have taken place on lands adjacent to the Project site because this area was being developed for houses between 1995 and 2006 and the recorded surveys are large in number. Table 1 below summarizes the recorded cultural resources known near the project area.

Table 1: Previously Recorded Cultural Resources In and Near the Project Area.

Site Name	Location	Type	>0.75 mile	~0.5 mile	~0.25 mile	Onsite?
CA-LAN-75	San Dimas Canyon Road and Palomares	Major village adjacent to the "Mud Springs" *cienega*.		●		No

Site Name	Location	Type	>0.75 mile	~0.5 mile	~0.25 mile	Onsite?
	Street					
CA-LAN-2787	Base of the San Jose Hills	Prehistoric habitation site and lithic quarry.	●			No
P#19-186566	Base of the San Jose Hills	Adobe: La Casa de Carrion.	●			No
Notes: ● Present onsite						

4.2 - New Model Colony Historic Context and the PCR Analysis

Support documents were prepared for a previous project on the site (2004-2008). These included a dairy study by PCR of the whole of the Project, and a survey of certain parcels within it by Tibbett (2004). PCR, a historical architecture firm, re-examined the whole of the Project for historic-era resources only. Dahdul (2002) performed an archaeological survey of the Aspen properties, leaving only APN#0218-241-15 and -16 unsurveyed by any professional archaeologist.

PCR reviewed Galvin (2004), then performed a historical significance analysis of all standing structures in light of Galvins New Model Colony findings. Since Tibbet (2004) and Dahdul (2002) were not faced with the prospect of analyzing any standing structures in the project area in light of the New Model Colony analysis, these two authors did not record any building in the project area because all buildings in those parcels were less than 45 years old.

The New Model Colony Historic Context Statement (Galvin 2004) was designed to "provide a historical background for dairy properties located within the former San Bernardino County Agricultural Preserve and provides a framework for understanding and preserving the history of the area as well as a foundation for integrating historic preservation into future land use planning." The goal of the Statement is not to place roadblocks between historic preservation and future development, but to assist in the on-going historic analysis of this portion of the City. Galvin filled out DPR523 forms for each of 300 45+ years old properties surveyed, and found that the period of significance (pp 65) for the New Model Colony Historic District is 1915-1975 and that the District is significant at the local, state and national level of analysis under several potential historical themes. Galvin noted that for any post-1950's dairy to be a contributing element (ie, *not* an individual dairy inside the District with *low integrity*) within the District, that dairy must have the majority of the buildings dating to 1950-1969, the milking parlor must have no alterations (the parlor can be in use or not), and the dairy must adequately convey the historic feel of the period. Galvin also discussed the Ranch House residential types as a context specific to residential architecture and gave minimums of significance based on visual qualities. Isolated or Dairy-related Ranch Houses built before 1970 can be considered elements of the New Model Colony District if they convey specific minimal elements.

The City requires that EIR's associated with Specific Plans in the New Model Colony Area must consider Galvins findings and address impacts to historical resources as each Specific Plan EIR is processed. Given this need, PCR's goal was to merge the contextual aspects of Galvin with a CEQA-level analysis of the Grand Park Specific Plan. Since Galvin identified 6 historical contexts and placed the whole of the District between the period 1915-1975, Galvins population of "post 1960's dairies" (see Galvin 2004, Appendix A) could be contextually significant to the District if they conveyed specific characteristics. Additional dairies could be considered part of the District when intensive historical surveys are undertaken.

Where we disagree with PCR is that PCR applied the four Criterion of significance for listing on the CRHR to each of the individual dwellings, milking parlors and accessory site elements as individual properties in their analysis, rather than examining the structures in the Project against the contextual parameters which support the elements of the District as found in Galvin. This why the two analysts' interpretations appear to disagree within the Grand Park Project site. When each historic element PCR examined was deemed fulfilling CRHR Criterion 1 (events), all dwellings, milking parlors and sites were therefore considered contributing elements to the District by PCR staff (Table 2 below).

Table 2: PCR Technical Findings (2008) and Galvin Technical Findings (2004).

APN	Title	Address	Unit and Age	PCR Significance Rating *	Galvin Analysis?
0218-241-19	Bosma property	10469 Edison	Ranch house, c 1969	5D3	Too young, therefore Galvin did not consider this Ranch House a potentially significant element within the District
0218-241-19	Bosma property	10361 Edison	Ranch house, c 1969	5D3	Too young, did not record
0218-241-19	Bosma property	10361 Edison	Milk Parlor, c 1969	5D3	"
0218-241-19	Bosma property	10361 Edison	Site, no estimated date	5D3	"
0218-241-16	Lee property	10084 Eucalyptus	Ranch house, c 1968	5D3	Too young, therefore Galvin did not consider this Ranch House a potentially significant element within the District. Our review suggests this dairy was built about 1965-1966.

0218-241-16	Lee property	10084 Eucalyptus	Milk parlor, c 1968	5D3	”
0218-241-16	Lee property	10084 Eucalyptus	Site, no date	5D3	“
0218-241-22	Schone-Tevelde property	10350 Eucalyptus	Ranch house, c 1969	5D3	Too young, therefore Galvin did not consider this Ranch House a potentially significant element within the District
0218-241-22	Schone-Tevelde property	10350 Eucalyptus	Milk parlor, c 1969	5D3	“
0218-241-22	Schone-Tevelde property	10350 Eucalyptus	Site, no date, c 1969	5D3	“
0218-241-06	Van Meeteren property	9811 Edison	Dairy and Dwelling, c 1972	Not eligible	Yes, by Galvin. No, by PCR because the structures were considered not eligible on the basis of age. This dairy has been demolished.
*Significance Code 5D3: “appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.” OHP, December 2003.					

PCR developed a mitigation measure that would address impacts to the structures they deemed contributing elements to the District. The recommended measures consisted of recordation of each dairy and associated structural elements onto DPR523 form sets. In our view, the actual analysis of each dairy found in PCR (2008), which is less than 45 years old, demonstrates that the dairies and the structures inside each parcel are not significant within the context of Galvin (2004) because they are as of this date less than 45 years old and are therefore *non-contributing* elements of the dairy District. PCR argued that these dairies do carry qualities that allow them to be considered significant under CRHR Criterion 1 (event). We disagree and prefer to follow Galvin (2004) in this regard because Galvin felt that all of the structures PCR named in their report were too young to be considered part of the District. PCR’s mitigation measure was to record the dairies onto DPR523 form sets, then file the forms with the local Information Center. PCR’s work adequately records the historical data associated with the dairies, but because these dairies are too young, we do not recommend recording them onto DPR523 forms sets, except the 45+ years old dairy at 10084 Eucalyptus.

4.3 - Online Review of Historical Aerial Photographs

MBA staff reviewed a series of online historic aerial photographs from NETR's www.historicaerials.com website. The dates of the aerials for the project were 1938, 1948, and 1959. In 1938, the majority of the Project site was being used for dryland hay. The far southwest corner saw an orchard of some type and recent hay cuttings can be seen in the remainder of the entire western half of the Project. The Van Meeteren property exhibited a farmhouse and barn in the center, which was subsequently demolished with the dairy was built. The eastern half of the Project site was fallow and the far southeastern portion appears to have been flooded and was not being actively plowed. Save for the Van Meeteren property farm, no buildings were located on the Project site in that year.

1948-1959 saw a few changes. Much of the eastern half of the Project site had been plowed, irrigation added, and a large grape orchard planted. A structure or house was located in the southwestern portion of the Aspen property. This was later demolished. The farmhouse in the western 160 acres of the Project site was fully developed, and rows of Eucalyptus cut the field into manageable section. Use of Eucalyptus was common to reduce winds damage on dryland fields. The orchard in the southwest corner was removed and row crops planted. The 1959 aerial shows that the grounds had not yet been modified to accept dairies.

In 1967, a dairy had been built in the northwest corner of the Aspen property with feedlots to the south of the milking barn. Grapes were being grown in the easternmost ¼ of the Project site, while the western portion of the Aspen property was still hay. In the western section, the Lee property held a new dairy at 10084 Eucalyptus with the feedlots to the north of the milking barn, while the rest of the western portion of the Project site was still in hay with the large farm in the southern half of the Van Meeteren property still visible. Because dairies were making their way into this area, farmers that had owned large pieces of property before World War II were beginning to sell to dairymen from Orange County, whose land was becoming too valuable to milk cows. It must be noted that buildings less than 45 years old (built 1967) are not considered historic resources under CEQA guidelines unless the overwhelming evidence shows that they should be considered for listing. These data demonstrate that the only possible buildings intact from this year are located on parcel 16 (0218-241-16). The photos suggest that this dairy was built about 1965 (not 1968 as PCR suggests), therefore, the structures should be evaluated for significance within the historical dairy context of the New Model Colony Area (Galvin 2004). DPR523 form sets for this structure complex should be developed and submitted.

4.4 - Native American Heritage Commission Record Search

MBA contacted the Native American Heritage Commission (NAHC) on June 5, 2012 and again via email on June 25, 2012 requesting a Sacred Lands File Search for traditional cultural properties in and near the project area. The NAHC response, dated June 22, 2012 indicated that no sacred lands or

traditional cultural properties are known within or near the project area. The NAHC also forwarded a list of Native American groups or individuals that may have knowledge regarding cultural resources/lands in the project area, and/or have a general interest in the project. To ensure that Native American concerns are addressed, the NAHC recommended an informational letter describing the proposed project, including a map illustrating the location of the project site be sent to each of seven NAHC-listed tribal contacts. An information letter was sent to each of the tribal contacts (see Appendix B, Cultural Resource Compliance Documents) on June 27, 2012. As of the date of this report, MBA received one response from the Soboba Band of Luiseno Indians, and this has been reproduced in Appendix B. Any additional responses we receive after the date of this report shall be added to the EIR for this project and/or forwarded to City Planning staff.

4.5 - Cultural Resource Reconnaissance Survey Results

MBA staff archaeologist Audrey Podratz visited the Project site on June 11 2012 and photographed most of the parcels and inspected all of the dairies. Ms. Podratz confirmed that the Bosma dairy was active and the rock crushing plant in the southeast corner was still in use. She noted that fodder was not being grown in the 60 acre portion of the Lee Property (0218-241-15: it was plowed and fallow) that has never before seen the construction of a dairy nor buildings of any kind. Formal survey of this plowed section of the Project site is not necessary because no significant resources will be detected in a plowed field. It is likely that soil to about 2 feet below current grade is completely churned.

Soils in the remainder of the Project site have been heavily churned to about 3 feet below grade because they have been used for dairying for at least 40 years. Therefore, in all sections of the project site except parcel 0218-241-15, it is likely that all soils have been completely disturbed to a point about 4 feet below average grade.

We consider the potential for impacts to cultural resources “low” to a point 2 feet below grade in parcel 0218-241-15, and to a point 4 feet below grade in the remainder of the project site. Once the disturbed horizon has been removed, soils throughout the whole of the Project site are considered moderately sensitive for buried cultural resources.

Of all structures that research shows are 45+ years old, only the dairy at 10084 Eucalyptus still stands. All other complexes are less than 45 years old. Following CEQA guidelines and recommendations made by the Office of Historic preservation, this dairy should be recorded onto DPR523 form sets and evaluated for historical significance within the New Model Colony dairy context.

SECTION 5: SUMMARY AND RECOMMENDATIONS

Cultural and historical review of the whole of the Project shows that only one 45+ year old structure exists. This structure complex is located at 10084 Eucalyptus. Before demolition permits are issued, the complex should be evaluated against the qualities of significance as a contributing elements to the historic dairy District, as outlined in Galvin (2004). The complex should be recorded onto DPR523 form sets. We believe that the remainder of the Project site is very unlikely to contain significant cultural resources on the exposed soil surface.

Site wide, evaluation of the potential for impacts to unknown buried cultural resources is considered "low" from 0-2 feet below grade. For parcel #0218-241-15, the potential for impacts to buried cultural resource during project-related earthmoving rises to "moderate" only after the plow zone is removed or cut through during mass grading operations (2-feet or more below grade). In the remainder of the Project site, the potential for impacts to buried cultural resources rises to "moderate" after the upper 4 feet of topsoil has been removed for cut through. We recommend that archaeological mitigation-monitoring take place once the potential for impacts to cultural resources rises to moderate in any one area of the site. Section 5.1 below provides mitigation monitoring recommendations that can be used within the EIR.

In Section 1.5, we reviewed the potential for impacts to buried paleontological resources and determined that the potential for impacts to such resources rises from "low" to "moderate" at a point about 15 feet below grade.

5.1 - Recommended Mitigation Measures

MM CR-1: Prior to demolition of the structure complex located at 10084 Eucalyptus, the complex shall be recorded onto DPR523 form sets and evaluated as a potential contributing element to the New Model Colony historic dairy District.

MM CR-2: Cultural resource mitigation-monitoring is required, within the constraints found in MM CR-3 during all project-related earthmoving in the Specific Plan. The monitoring must be headed by a City-approved Project Archaeologist, who may choose to use qualified field representatives (Inspector) during earthmoving. The Project Archaeologist must create a mitigation-monitoring plan prior to a City-approved pregrade meeting. The mitigation monitoring plan document must contain a description of how and where historical and/or prehistoric artifacts will be curated if found during monitoring by the archaeological Inspector.

MM CR-3: Mitigation/monitoring by a qualified archaeological Inspector should take place on the project site once project-related excavations reach 4 feet below current grade,

except within parcel #0218-241-15, where Inspections should begin once 2 feet below current grade.

MM CR-4: If, during the implementation of CR-2, any historic or prehistoric cultural resources are inadvertently discovered by the archaeological Inspector, the find(s) must be blocked off from further construction-related disturbance by at least 50 feet, and the Project Archaeologist must then determined whether the find is a historic resource as is defined under §15064.5(a)(3) of the CEQA Guidelines. If the find(s) is not found to be a historic resource, it must be recorded onto DPR523 forms sets and project-related excavation can then continue. If the find(s) is determined to be a historic resource, appropriate measures associated with impacts to such resources could include avoidance, capping, incorporation of the site in greenspace, parks or open space, or data recovery excavation of the find(s). No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect or appropriately mitigate the significant resource. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

MM CR-5: Once project-related excavations reach 15 feet in any one location in the Specific Plan, the City of Ontario shall require that a qualified Paleontologist be brought to the area(s) that have been cut at that depth and inspect the cut(s) to determine if the potential for impacts to fossil resources has risen from "low" to "moderate". If the potential for impacts has indeed risen to "moderate", then the City shall require that a qualified Paleontological Inspector monitor all cuts until all deep excavations are completed. Mitigation for impacts to any vertebrate finds shall follow all professional standards and any finds shall be offered to a museum the City names.

5.2 - State Laws Regarding Inadvertent Human Remains and Cultural Finds

5.2.1 - Accidental Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains without an on-site archaeological Inspector. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code (PRC) § 5097.98.

5.2.2 - Accidental Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction will uncover previously unknown, buried cultural resources without a monitor present. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5(a)(4) of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

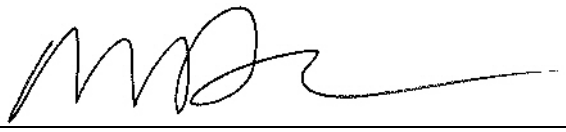
If the resources are determined to a historic resource as defined under §15064.5(a)(3) of the CEQA Guidelines, mitigation measures shall be identified by the archaeologist and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

SECTION 6: CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: July 9, 2012 Signed:



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San Bernardino, CA.

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Appendix A:
Personnel Qualifications

Michael H. Dice, MA, RPA

Senior Cultural Resource Specialist/Project Manager

Overview

- 30+ years experience in Cultural Resource Management
- Master's degree, Anthropology – Arizona State University, Tempe. 1993
- Bachelor's degree, Anthropology – Washington State University, Pullman. 1986
- Registered Professional Archaeologist (RPA 2000)
- Certified Archaeologist in Riverside County (#101), County of Orange and the County of San Diego.

Michael H. Dice, MA, RPA, Senior Cultural Resource Specialist and Project Manager, has more than 30 years experience performing record searches, archaeological surveys, archaeological site testing projects, and data collection projects on private and public lands in the Southwestern United States. He has authored or co-authored more than 200 Cultural Resources Inventory Reports required for CEQA and/or NEPA level documents. His management experience within CRM involves producing proposals, hiring and managing field and office cultural resource personnel, writing draft and final reports to various Clients and Lead Agencies, and managing costs effectively. Michael has extensive experience with California Native American Tribes, having provided direct consultation and coordination with the Agua Caliente Band, Gabrielino tribal officials, Juaneño tribal officials, the Morongo Band, the Serrano Band, and the Temecula Band of Luiseno Indians (Pechanga).

Michael's statement of experience is divided into three categories: Prehistoric and Historic Archaeological projects, Historic-era Assessment projects and Environmental Compliance project management. Key projects are listed.

Experience, Prehistoric and Historic Archaeology

Cultural Resource Assessment of The Las Montanas Marketplace Project, City of Indio, CA. M-To Management, Inc., Los Alamitos, CA. (2010-2011)

Mr. Dice performed an archaeological survey of 95 acres in the northern section of the City of Indio in support of an EIR for a new private developmental project. The project area was believed, through museum research, to contain three prehistoric archaeological sites. MBA cultural resource staff provided the proponent with an exploratory testing study that will effectively clear the project of specific mitigation measures for the sites in question. Because one of the sites was determined significant within an adjacent project area, that sites had to be cleared from the project. Work was undertaken before the City accepted the Initial Study. Consultations with local Tribal Authorities took place.

Cultural Resource Assessment of The Salton Sea Solar Project, Riverside County, CA. Reese-Chambers Systems Consultants Inc., Somis, CA. (2009-2010)

Mr. Dice performed an archaeological survey and protohistoric ceramic scatter assessment on approximately 480 acres just north of the Salton Sea in the County of Riverside. The purpose of the study was to evaluate seemingly vacant property as part of an analysis for potential impacts during construction of a new solar panel complex. Two sites were identified and will have to be Phase III collected prior to construction. Consultations with local Tribal Authorities took place.

Phase 1 Cultural Resource Assessment of the Badlands Landfill and Lamb Canyon Landfill Expansion Projects, Riverside County, California. Riverside County Waste Management Department (2010)

Mr. Dice performed an archaeological survey on a total of 1600 acres adjacent to the existing Badlands Landfill and the Lamb Canyon Landfill in the County of Riverside. The purpose of the study was to evaluate adjacent property as part of an analysis for potential impacts during expansion of the Landfills.

Several new resources were detected and recorded during the study. While RCWMD will not construct for several decades, the sites will be avoided when land development takes place in the site areas. Consultations with local Tribal Authorities took place.

Cultural Resource Assessment of the Van Norman Dam and Chatsworth Dam Complexes. Los Angeles Department of Water and Power (2008-9)

Mr. Dice performed an archaeological survey and historic landscape assessment of the Van Norman Dam complex plus the Chatsworth Dam in western Los Angeles County for the Los Angeles Department of Water and Power. For the first time, the history of the complex was detailed and Program-level recommendations for historic evaluations of these significant engineering complexes were made. LADWP plans to remove the upper Van Norman Dam and replace it with a newly designed covered Dam in order to reduce water supply pollutants. Soils on the floor of the Chatsworth Dam will be used for fill. The project was written under CEQA Guidelines because LADWP will not be using federal monies. Future work will involve Section 106 because certain permits will be required when the project reaches a Project-level analysis.

Cultural Resource Assessment, Phase II Historical evaluation and Phase IV Monitoring for the Sketchers Industrial Park Project, City of Moreno Valley, California. Highland-Fairview Operating Partners (2004-2011)

Mr. Dice undertook a Phase 1 survey of the Sketchers property in addition to other properties controlled by the Client, headed a team of cultural professionals performing historic building evaluations, then headed up a field crew of monitors during the earth-moving phase of complex construction in 2010. Wholly seen through by Mr. Dice, several historic era buildings were examined. Consultations with local Tribal Authorities took place.

Phase 2 Testing Evaluation of Historic Site CA-SBR-11567H, the Empire-Fontana Project (ACOE #200301127), City of Fontana, California (2005)

Mr. Dice undertook an evaluation of a historic archaeological site for the City of Fontana in order to gain permits for developmental impact from the Army Corps of Engineers. Several abandoned historic foundations, trash dumps, remnant buildings and a possible prehistoric isolated within the historic property were examined and quantified. The report was submitted and accepted by Mr. Steve Dibble of the Army Corps LA District.

Phase 2 Testing and Phase 3 Excavation of the Loring Ranch Project, Rubidoux-Jurupa Area, County of Riverside, California. Mastercraft Homes, Inc. (2004)

Mr. Dice undertook an evaluation of two historic archaeological sites on vacant land located west of the Santa Ana River and southeast of the Flabob Airport. Cultural Resource Staff determined that two mid-1800's trash deposits were located on the property and tested the sites for significance. Because the sites were felt to reflect a period in history when Chinese immigrants were forced into limited economic means, the sites were determined to represents "truck farms" developed between 1870 and 1900.

Experience, Historic Building and Landscape Assessments

Section 106 Cultural Resource Assessment and Technical Evaluation of the McCoy and Garibaldi Laterals, Merced Irrigation District. Fremming, Parson & Pecchenino, Consulting Civil Engineers, Merced, CA. (2010)

Mr. Dice performed an archaeological survey and historic landscape assessment of two Laterals within the Merced Irrigation District in support of the District's plans to use federal funding (Bureau of Reclamation) to repair segments of the Laterals. Mr. Dice determined that the MID should be considered a potential Historic District for listing on the National Register. Modifications to the Laterals as a result of the undertaking will have No Adverse Effect to the potential Historic District that is the MID. Consultations with local Tribal Authorities took place.

Three Historic Assessments of the Southside Park, the Del Paso Regional Park and the Chorley Park. City of Sacramento, California (2010)

Under contract with the City of Sacramento Parks and Recreation Department, Mr. Dice produced three technical studies in order to fulfill Section 106 requirements. The Department requested these studies because the Department requires Recreation Trails and Land and Water Conservation funding programs. Each park exhibited a landscape more than 50 years old, and certain older internal structures, that allowed each Park to be considered potentially eligible for the National Register at the local level of analysis. We determined that the Southside Park and the Del Paso Park are potentially eligible for the NR but that the specific projects would have no impact on their eligibility qualities. The Chorley Park was determined not significant. Consultations with local Tribal Authorities took place.

Historic Building Evaluation of the San Gorgonio Inn, City of Banning, CA. (2010)

Mr. Dice evaluated a historic-era structure originally built in 1884 and rebuilt in 1930 for significance at the State (CEQA) level of analysis. The City proposed to demolish the structure and the report supported an EIR written by Ernest Perea of Romo Planning Group Inc., Covina. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against. The results of this research showed that the building did not qualify for listed on the National or State Register, but that the location of the Inn was considered locally significant. This was not a popular decision, especially with Steve Lech, but the research showed that the results were justified. After reading the report, the City chose to attempt to preserve Googie-styled signage off-site.

Historic Building Evaluation of the F&M Artesia Branch Bank, City of Long Beach, CA. (2009)

Mr. Dice evaluated a structure built in 1961 for significance at the State (CEQA) and City of Long Beach Historic Property level of analysis. The City had proposed to demolish the structure complex and the technical report supports an IS/MND written in City Format for the proponent, Jeffrey Tartaglino of Palm Desert Development. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against. Because the structure was found significant at the local level of analysis, the City required a photographic assay of the building: this was incorporated into the finished document.

Historic Building Evaluation of the Premiere Lanes Bowling Alley, City of Santa Fe Springs, CA. (2009)

Mr. Dice evaluated a structure built in 1960-61 for significance at the State (CEQA) level of analysis. The City had proposed to demolish the structure complex and our technical report supported an EIR written by Sandra Bauer of Bauer Consulting Inc., Irvine. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against. The City will allow the removal of the building through demolition but save Googie-styled signage associated with the structure.

Historic Building Survey, Washington Boulevard and Consolidated Redevelopment Projects, City of Santa Fe Springs, CA.

Mr. Dice conducted a historic building survey for two redevelopment project areas located in the City of Santa Fe Springs, County of Los Angeles. The Washington Boulevard Redevelopment project area is located in the City of Santa Fe Springs' side of Washington Boulevard, and is bisected by Sorensen Avenue. The purpose of the study was to identify those properties more than 45 years old that may be demolished during planned Redevelopment in the next 25 years. The Consolidated Redevelopment Project Area is located near Gateway Plaza at the intersection of Telegraph Road and Painter Avenue west of Carmenita Road. A program-level historic context was developed and existing properties preliminarily assessed against that historic context. The results showed that more 140 individual properties more than 45 years old were located in and near the Redevelopment project area. The evaluation of the historic context and existing properties will allow

the City, for the first time, to recommend that the significance of old buildings be considered when undertaking redevelopment in the City limits.

Historic Resource Assessment and Phase II Recommendation, The Alfa Leisure Property, City of Chino, CA.

This study was a CEQA and NEPA-compliant assessment of the old Chino Sugar Mill, including an historic building survey and photographic assay. The Mill building housed one of the first commercial ventures in the City, opening in the 1880's. The results of the study showed that the structure was a locally significant structure but could not be saved within a reasonable monetary expenditure as the structure was completely unstable from an earthquake standpoint. Mr. Dice recommended that a photographic assay and additional historic analysis be undertaken before the structure would be allowed to be demolished.

Experience, Environmental Compliance Management

Compliance work for the Bakersfield State Vehicular Recreation Area (SVRA), County of Kern, California. City of Bakersfield and County of Kern, California. (2005-2006)

Mr. Dice led a cultural resource survey of a 10,000+ acre proposed park project on private ranch land in the County of Kern north of the City of Bakersfield. Work was done in support of an EIR/EA written to convince the State of California to purchase the property for use as an off-road vehicle park. Mr. Dice wrote the budget for the survey, hired and managed a field crew of 12+ persons, developed protocols for survey, managed the development of final DPR523 form sets for the document, then developed the cultural resource section of the Draft EIR in support of the project. Mr. Dice directed consultations with local Tribal Authorities.

Compliance work for the East Orange and Santiago Hills II Developmental Plan and Phase 3 Excavation of CA-ORA-556, City of Orange, California. The Irvine Company, Newport Beach, CA. (2003-6)

Mr. Dice led a cultural resource survey of a 1,500-acre project area in the East Orange Annexation and Sphere of Influence zone in the Santiago Hills. He led a team that evaluated a series of historic and prehistoric sites for the project, recommending that one site be Phase 3 excavated. The excavation was led by Mr. Dice, with a field crew of 6-8 people. The site was found potentially not significant. A Phase 3 excavation report was written. In addition, Mr. Dice wrote a cultural resource section of an EIR in support of the project. Mr. Dice directed consultations with local Tribal Authorities.

Professional Affiliations

- Member, California Historical Society
- Member, National Trust for Historic Preservation
- Member, Registry of Professional Archaeologists

Appendix B:
Cultural Resource Compliance Documents

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
915 Capitol Mall, RM 364
Sacramento, CA 95814
(916) 653-4082
(916) 657-5390 – Fax
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: The Grand Park Specific Plan

County: San Bernardino County – City of Ontario (Lead Agency).

USGS Quadrangle Name: Corona North, CA.

Township: 2 South --- Range: 7 West Section(s): 14

Company/Firm/Agency: Michael Brandman Associates

Contact Person: Michael H. Dice, M.A.

Street Address: 621 E. Carnegie Dr. Suite #100 San Bernardino CA. 92408

Cell 714.742.0468 (preferred number)

Office Phone: 909.884.2255

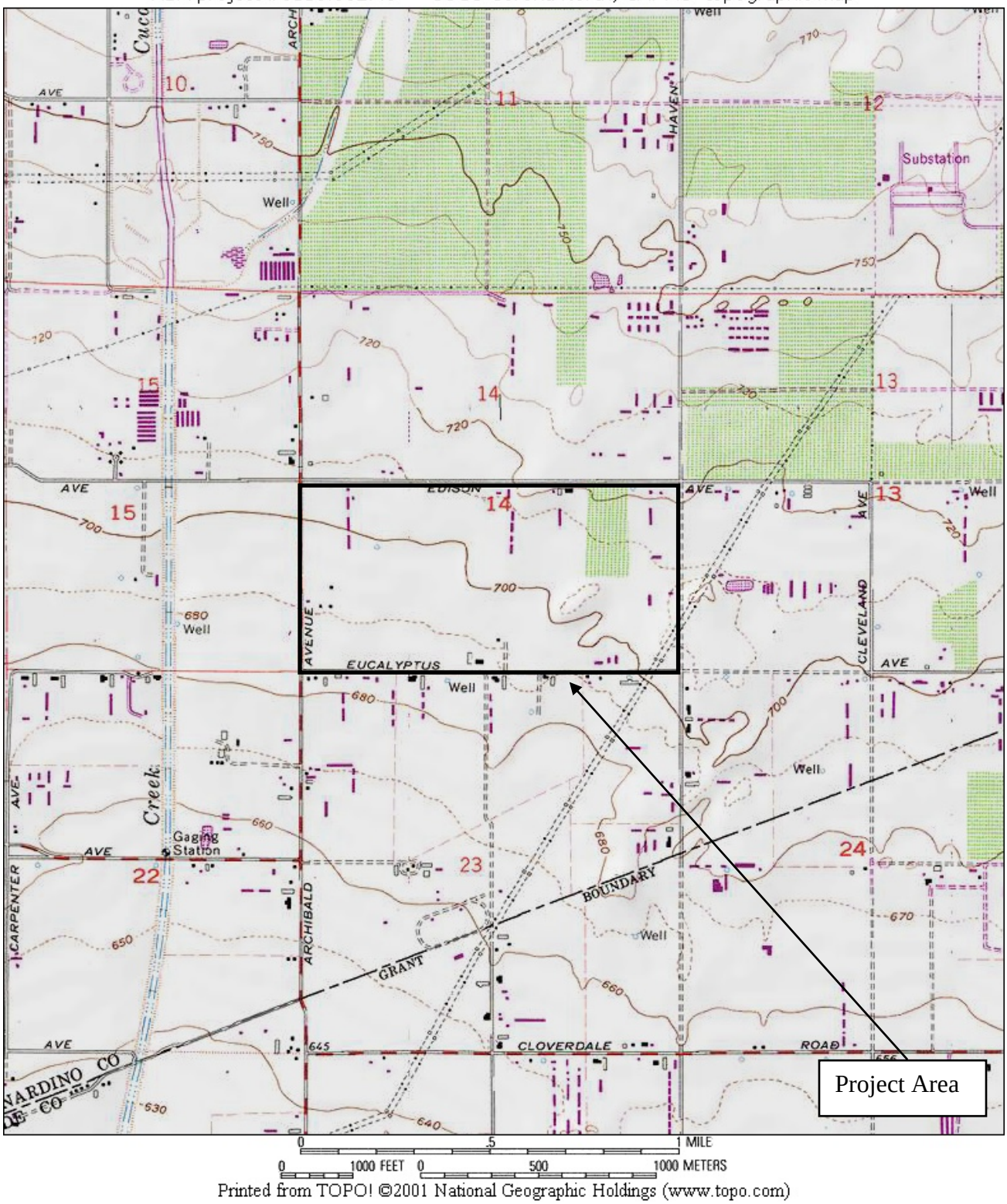
Fax: 909.884.2113 (preferred delivery method)

Email: mdice@brandman.com

SEE ATTACHED MAP

The project consists of the replacement of existing dairies with residential homes of differing densities, a new High School on 50 acres, an elementary school on 10 acres and a large Park of 130 acres in the southern half of the project area. Because the project is a Specific Plan in the City of Ontario, extensive amounts of infrastructure shall be required and many of the existing 2-land roads will have to be widened. Build-out may occur by 2020.

MBA project #0116.0027.0 - USGS Corona North, CA. 7.5' topographic map



Source: Topo! @National Geographic Holdings.

Exhibit 1
Location of Project _ AIC Search Radius is One Mile

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

June 22, 2012

Mr. Michael H. Dice, M.A., RPA
Michael Brandman Associates *for the*
CITY OF ONTARIO
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408

Sent by FAX to: 909-884-2113
No. of Pages: 3

Re: Sacred Lands File Search and Native American Contacts list for the proposed **"The Grand Park Plan (replacing existing dairies with residential units, new High School and new Elementary School);"** located in the City of Ontario; San Bernardino County, California

Dear Mr. Dice:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state "trustee agency' designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties.

The NAHC did perform a Sacred Lands File search of the 'area of potential effect' (APE). Native American cultural resources were not Identified within the APE.. Quality consulting with Native American tribes is the appropriate protocol. Tribal Governments have 90 days to comment from the receipt of the County's letter inviting consultation.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use,' The Commission

may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Consultation List

California Native American Tribal Consultation List
Riverside County
June 22, 2012

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX

Serrano Nation of Indians
Goldie Walker
P.O. Box 343 Serrano
Patton , CA 92369

Soboba Band of Mission Indians
Scott Cozaet, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483--3564 cell

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

This list is current only as of the date of this document.

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

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4. et seq.

July 2, 2012

Attn: Michael H. Dice, M.A., Senior Archaeologist
Michael Brandman Associates
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

Re: Ontario Grand Park Project, located in the City of Ontario

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to Section 106. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.

2. Soboba Band of Luiseño Indians continue to be a lead consulting tribal entity for this project.

3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.

4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the City of Ontario and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).
Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Appendix C:
Current Project Site Photographs

Overview of the project site from the southwest corner of the property, view north and northeast. This whole field was once a dairymans field (alfalfa?), and prior to about 1958 it was in part an orchard. The property has been denuded of native vegetation by cattle.

View toward the Lee property dairy (built 1965-1966) at 10089 Eucalyptus. This land has also been denuded of native vegetation and repeatedly plowed.

View to the northeast toward the Schone-Tevelde property. Note the extensive remodeling of the ground surface in order to build water or effluent retention basins.

View toward the northwest from the southeast corner of the project area showing active use of the southeast corner for soil and vegetation processing.

View of the western section of the project site from the northwest corner of the project.

View of a demolished dairy located along Edison Avenue in the northern half of the project area. Most of the dairies and dairy remnants off Edison were built in the 1968-1969 period.

E.2 - Historical Resource Evaluation of 10084 Eucalyptus Avenue

North America I Europe I Australia I Asia
www.brandman.com

FirstCarbon® SOLUTIONS
MICHAEL BRANDMAN ASSOCIATES

July 18, 2013 (original revised)

Mr. Richard Ayala, Senior Planner
City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764

Re: Historical Resource Evaluation of 10084 Eucalyptus Avenue, Grand Park Specific Plan, City of Ontario, California

Dear Mr. Ayala:

FirstCarbon Solutions/Michael Brandman Associates (FCS|MBA) is pleased to submit this report associated with a recent cultural resource evaluation of a dairy complex likely built a little after 1960 and located at 10084 Eucalyptus Avenue.

We have determined that although the dairy retains good historical integrity, the property is not considered significant following contextual guidelines associated with the City of Ontario New Model Colony historical background as defined by Galvin and Associates (2004). The resource is also not considered eligible for the California Register of Historical Resources nor the National Register of Historic Places. As a result, loss of the dairy complex (demolition) during the project is not considered a significant effect on the environment. Exhibits, a new State Department of Parks and Recreation 523 form set (DPR523) with site photographs, and the resume of the author are attached.

Sincerely,

Michael H. Dice, M.A., Senior Scientist (Cultural Resource Management)
First Carbon Solutions/Michael Brandman Associates
621 E Carnegie Drive #100
San Bernardino, CA. 92408
909.884.2255 ext 1208

Historical Resource Evaluation of the Lee Dairy, 10084 Eucalyptus Avenue, City of Ontario, California.

INTRODUCTION

At the request of Mr. Richard Ayala of the City of Ontario Planning Department, FirstCarbon Solutions | Michael Brandman Associates (FCS|MBA) cultural resource staff has undertaken a historical resource analysis of a working dairy complex at 10084 Eucalyptus Avenue, which is located on private land within the City of Ontario, California (City).

This report has been prepared following the Ontario New Model Colony historical methodology as described by Galvin and Associates (2004). The New Model Colony historic context was prepared and accepted by the City as part of a historical study of dairy lands in the southern portion of town. The author, Mr. Michael Dice, M.A. is, through an experience equivalent, qualified to undertake historical resource evaluations following CEQA guidelines. The purpose of this research is to determine whether or not the dairy property should be considered significant following City (Galvin 2004) historic context procedures. This document is being prepared in support of the Grand Park Specific Plan EIR.

THE NEW MODEL COLONY HISTORICAL CONTEXT

The following information of southern California dairy farms has been taken from Galvin (2004):

There are three distinct phases in dairy farming in Southern California. The first phase was from 1900 to 1930 and consisted of free grazing of the cattle. The dairies were concentrated around the peripheries of major metropolitan centers to service the areas with the largest populations. The first dairies before the 1930s were small family concerns, consisting of 5 or 6 acres. At the turn of the century, dairies were scattered all around Los Angeles County because the population increase spurred the growth of the dairy industry. During the 1920s, the dairies gravitated to the southeastern part of the county around Paramount, Artesia, and Bellflower. The dairying areas of the Los Angeles Basin were largely populated by the Dutch immigrants who mainly settled around Hynes-Clearwater; today the area is known as Paramount.

The second phase of dairying, from 1931 to 1949 saw a change from free grazing dairying to dry-lot dairying with the mechanization of milking. This era saw many changes in three areas of the industry:

1. An increase in the number of cows
2. An increase in population
3. Legislative price fixing of milk

In 1930, the Co-operative Dairy Product Association formed to negotiate milk prices with distributors for any surplus milk not used by the creameries. By this time, most of the dairy industry of Southern California consisted of producers, dairymen on contract to the creameries; processors, owners of the processing plants and transportation fleets; and the retailers.

The political influence on the developing dairy industry came from the state, county and city levels of government. During the New Deal, the state began passing legislation to control the diary industry. From 1935 to 1945, the state passed four Acts, which controlled the minimum price of milk at both the wholesale, and retail levels, provided for fair trade practices in marketing of dairy products, and promoted the use of dairy products through advertising and education. The state also

actively fought tuberculosis rampant in the dairy herds. County and city health officials enforced the state sanitation standards for the dairies and creameries by frequent inspections.

Prior to World War II, dairies were widely dispersed throughout the Los Angeles Basin. Large clusters of dairies were found in areas such as Torrance, Artesia, El Monte, and the San Fernando Valley. During this period, much of the feed and fodder was available from the local area, and dairies usually occupied the less valuable land that was not suited to citrus or truck farms raising vegetables for market.

World War II resulted in a population explosion that contributed to uncontrolled urban sprawl. People began to spread out from Los Angeles because of the availability of land and the low interest rates that were available for first time homeowners and the returning GIs. As housing tracts sprang up on suburban land, dairies located nearest to the metropolitan centers of population shifted to the peripheries. This relocation tended to concentrate the dairies in the vicinity of Artesia and Bellflower. The Bellflower-Artesia area was an ideal location for the dairying industry because of favorable weather conditions and because the district contained all of the specialized services that contributed to the efficiency of the industry. Hay and grain dealers, veterinarians, equipment handlers, specialized financing organizations, cattle brokers and a pool of skilled labors were all available within a few miles or a few minutes time.

The Dutch helped modernize the dairy industry from free ranging dairy herds to almost a factory type setting known as dry-lot dairying. They were familiar with this type of dairying in the Netherlands. The Netherlands was a small country that lacked the space for free range dairying. Portuguese milkers also had been familiar with the dry-lot methods in the Azores. Both of these groups of immigrants became dominant in dairying in California because they arrived at the precise time that specialized dairies developed to feed the growing urban population of Los Angeles.

The knowledge of specialized dry-lot farming brought to the Los Angeles dairy industry by the Dutch and Portuguese immigrants in the 1920s, countered the need for importing milk from the San Joaquin Valley, a process that had become too expensive.

Although dry-lot dairying was new to the United States, the practice was used in both the Azores and the Netherlands. In other large metropolitan areas of the United States, such as around Chicago and Boston, grassland dairies were forced farther from the cities by the rising cost of land and taxes. Because of the development of dry-lot dairy farming in Southern California, urban areas grew around the small, but highly productive dairies in Southern California.

The dairy at 10084 Eucalyptus is associated with the third phase of dairying in Southern California, which took place between 1950 and 1969. One of the paradoxes of the 1950s Los Angeles milk industry is that the rapidly growing human population and industry of the county squeezed the dairymen into smaller and smaller areas, forcing the dairy industry to produce milk more economically as growth occurred. The manpower shortage due to World War II led to the use of machinery and scientific feeding and breeding resulted in larger herds. Machines could handle more cows, consequently, the herds increased in size again. As a result of these factors, the dairy farmers moved to new dairies to take advantage of mechanization; their old barns were not large enough for the new machinery.

Dairy Farming in the Inland Empire

The third phase of dairy farming in the Chino Valley occurred between 1950 and 1969 and consisted of the introduction of scientific feeding and breeding, resulting in larger herds and more productive dairy operations. The dairy properties that developed during 1950 to 1969 are located on very large parcels or on properties that comprise multiple smaller parcels. The average size for a property associated with this context is approximately 40-acres or more. As the mechanization of dairying advanced, the size of the parcel increased as the dairy farmer was capable of milking more cattle. The layout of

the dairy property also changed as the dairy operation began to introduce new farming equipment for the mechanization process.

Dairy properties that were constructed after 1950 will have more than one very large residence, or a series of large residences that comprise at least one residence constructed after 1950, and enlarged residences from earlier periods. They may also feature attached two car garages or garages attached to the residences by a covered breezeway, a large "herringbone" style milking parlor designed in the Ranch style, numerous pole structures, large silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, grain bins, etc, and a huge expanse of open space behind the dairy buildings that is used for the production of feed and the processing of manure.

Almost all of the owner's residences that are located on the post 1950 dairy properties are constructed in the Ranch style of architecture; however, a few may be residences that were popular prior to that era, but may have been enlarged or remodeled to reflect the success of the more efficient dairy operations. Most of the worker's houses either are very small examples of the Ranch style, or are smaller residences constructed in styles that were popular prior to this era. A few structures may still fall within this context even if the residence was constructed prior to 1950, as the dairy farmer may have adapted an earlier dairy property to a mechanized dairy operation with the addition of a large residence and large milking parlor.

This period exhibits a shift in the barn architecture from the "flat style" milking parlor to a "herringbone" style. In the new milking parlor design, the cow's stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so that when the milkers come along, they do not have to kneel because the cows are at an elevated height. This is a labor and time saving device because it eliminates the amount of time it takes for milkers to kneel down to access the udders of the cows. Most of the farms from this period will exhibit the "herringbone" style of barn in the agricultural preserve area. In addition to the change in the parlor layout, the modernized milking parlors are also equipped with milking machines that automatically express milk from the cow's teats and also stop automatically once the cow's milk flow lessens. All of the "herringbone style" milk parlors that were constructed after 1950 were designed in the Ranch style to match the residences.

If there is more than one residence, then the residences are constructed on either side of the milking parlor. All the buildings that are related to a post 1950 dairy property are painted in the same color scheme, even if the individual resources are not necessarily constructed in the same architectural styles. These large dairy operations have a circular driveway in front of the milk parlor and almost always have designed landscaping to complement the property as a whole, both in front of the milking parlor and in front of the residences. The property is often times surrounded by a matching fence. The property will also have many other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are laid out behind the milking parlor and residences and are aligned in a geometrically spaced fashion; either perpendicular or parallel to the milking parlor. The pole structures are long and narrow rectangular structures. The number of pole structures and associated farming equipment may reflect the size and productivity of the dairy operation. Behind the pole structures, there is a large expanse of open space that is used for the production of feed and the processing of manure. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with.

Most of the dairy operations that are associated with this context were built by former dairy farmers that had relocated in the Chino Valley after having moved from the Artesia area. Because of the small fortune they had gained from selling their land in Los Angeles County, the dairy farmers constructed these large dairy operations all at once and included the most advanced and efficient dairy facilities available in the nation at the time. The multitude of the buildings and structures on

the property combined with their geometric arrangement demonstrates the introduction of scientific feeing and breeding, resulting in larger herds and more productive dairy operations. Additionally, the size and style of the Ranch houses reflect the wealth that these dairy farmers had attained. Many of the larger Ranch style residences from this period appear to have been designed by architects or prominent builders, which further demonstrates the image and opulence of the post-1950 dairy farmers.

The change to the "herringbone style" milking parlors demonstrates the change in the increased productivity and the scientific advances that occurred in the milking industry. The presence of multiple residences on these properties represents the multi-generational nature of the industry and the importance that the dairy lifestyle played in the unity of the family. The manicured landscaping and general condition and continuity of the properties demonstrate the pride that the dairy farmers had toward their profession and the pride they had in the hard work and diligence of building up their dairy operations. The milk trucks were replaced by large semi trucks, which continued to utilize the circular driveway in front of the milking parlor to express milk from the storage tanks. The signs displayed in front of the dairy operations exhibit the large presence of the dairy associations and the pride and loyalty that the dairy farmers have in membership with certain dairy associations.

LOCAL BACKGROUND HISTORY

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1,000 acres of the Garcia Rancho in 1881, which they intended to subdivide into small fruit farms. The Chaffey's purchased an additional 6,000 acres from the Rancho that would become the cities of Ontario and Upland. One of the keys to the Chaffey's success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

Chaffey laid out the improvements and made water available to every parcel of land. Ontario began as an agricultural colony focused on primarily fruit growing. Both the citrus and the olive industries were popular agricultural endeavors in the area. Chaffey set aside 1 square mile for the Ontario town site with half of the area deeded to trustees for the endowment of an agricultural college. The first purchase of land in Ontario occurred in 1882 and the first edition of the local newspaper was on December 4, of that same year. The emphasis on agriculture within the community was evidenced by the construction in 1883 of an agricultural college on 20 acres in the Ontario Colony. Chaffey College was the first college in San Bernardino County. In 1884, the Ontario School District was created. The first schoolhouse was erected on the same corner where Central School stands today, at "G" Street and Sultana Avenue.

In 1887, Edward Frasier placed a town site on Market Street, 1.5 square miles of land north of 5th Street, 2 miles west of Euclid Avenue. His special excursion train brought hundreds of buyers to Ontario's Southern Pacific Depot from Los Angeles. The Chino Valley Railroad Station was erected on the far side of the existing tracks. This narrow gauge railroad took passengers to Chino.

Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company, now Sunkist Growers, Inc., which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed citrus culls into juice and cattle feed. Population swelled in Ontario in the 1950s. The numerous 10-acre orange groves in town were removed by the owners and Tract homes built. The construction boom was led by the California National Guard Armory at John Galvin Park. In 1952, over $14,000,000 was spent on construction, $11,000,000 of which was spent on 642 new single-family homes in four new subdivisions. In 1959, Ontario began to develop new areas to the east and south, including the Ontario

Industrial Park, east of Campus Avenue between Mission Avenue and the Pomona Freeway. By the mid-twentieth century, Ontario was a leading dairy community in the state of California.

10084 EUCALYPTUS AVENUE

The house and dairy at 10084 Eucalyptus was examined on May 10, 2013 by Michael H. Dice, M.A. and FCS|MBA Environmental Intern Catherine Lytle who performed a walk-over survey of the property and then recorded the resultant data onto DPR523 form sets. Submitted to Ms. Robin Laska at the Archaeological Information Center a primary number was assigned (P#36-025597) and the DPR DPR523 form sets and report will be filed with the San Bernardino County Museum following State Office of Historical Preservation requirements.

The dairy complex consists of a residence, milking parlor, small outbuildings and a concrete/metal cattle complex that allows for intensive dairying of approximately 200-250 Holstein milk cows and a few bulls. The residence covers approximately 1,200 square feet with a garage attached to the house by a breezeway. The milking parlor consists of a storage tank building fronting a circular driveway and the milking equipment in the parlor behind (north). The tank and shed complex is built in the Ranch Style. According to the dairymen who are leasing the 20 acre property from the City, current production is 1,000 gallons a day which is about half of what the City has permitted (500 cows). The residence and milking barn were constructed in the early ranch style as defined by Galvin (2004) and although in poor to fair condition, appears to have good historical integrity as little if any modifications have taken place since construction. It is likely that the complex was, on the basis of historic aerial photos and structural style, built about 1960. This site has four features: Building A is the residence, Building B is the milking parlor, Building C is a metal roofed cow feeding station and runway, and Building D is a metal roofed and open sided hay barn. The latter two buildings are mostly blocked from street views by the former structures, which face Eucalyptus.

According to the current tenant, the Lee Family owned the dairy originally and it was considered the "cadillac" of dairies in the 1960's. Tax assessment record show the Robert, Helen, Henrietta and Harold Lee held ¼ shares in the property in 1964 (these records do not suggest when the buildings were constructed.) Henrietta C and Harold E Lee were known for a generous $5 Million donation to USC cancer center in the fall of 1999. According to her USC *In-Memorium* (dated July 11 2008), Henrietta Lee was born outside of Amsterdam (born 1914) and moved to the United States with her family at the age of 15 (1929), settling in Long Beach. She grew up working at her father's dairy farm in Cypress, Cal. milking and feeding cows and helping with the business. There, she met Harold Lee, who would later become her husband. Harold Lee owned a construction company and specialized in construction work for dairy farms. After they were married, Henrietta Lee helped her husband's sister, June, with the bookkeeping for the construction company. Their main office was in Garden Grove, and much of their building work was done in the Chino area. Mrs. Lee gave $25 million to USC over the years. These facts suggest the Lee's owned the dairy and rented to tenant dairymen. The Lee's also owned the 57.42 acres due north of the dairy and the tenants may have planted crops there to feed the cows.

The structure was probably built about 1962 (circa 1960-1964). 1959 aerial photographs (historicaerials.com) show that the property had not yet been subdivided (indicated by a lack of fencing) but the dairy was in full operation in 1967 as shown in that year's aerial. The exterior structural characters suggest a very early 1960's date because the wood siding, rockwork, roof and eaves suggest an "early Ranch Style" period and the house was built on a block wall foundation with crawlspace as opposed to a slab foundation of the later Ranch periods. The rambling nature of the structure, which is about 1,200 square feet in size, is indicative of the Ranch Style. The details of the south façade are Ranch in style but the north façade mostly lacked those qualities.

The use of aluminum slider windows as opposed to wood windows was believed to represent the Middle period in Ranch

styling for dairies in this area (Galvin 2004) yet the other design elements of the house plus the foundation that is not concrete slab suggest the earlier period. Quite possibly the house was built at a time when construction contractors were transitioning from one period to the next as in the early 1960's.. It is possible that slider windows replaced the originals but there was no sign of such repairs in the stucco walls of the house.

General Significance Statement

The subject property was assessed under the four criteria of the California Register of Historical Resources (CRHR): Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Criterion 2 for its association with the lives of persons important to local, California, or national history; Criterion 3 for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion 4 for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The majority of dairy farms had been established in the Ontario area between the period of 1900-1969, with most of them appearing during the period of 1950-69. There are three distinct phases of dairying identified in the Ontario area, they are: (1) Pre-1930 Rural Residential or Free-Grazing Dairy Properties, (2) 1930-1949 - Dry Lot Dairying with Mechanization and (3) 1950-1969 - Scientific, Large Capacity Dairies. The evaluated property was initially established in the early 1960's and falls in the third phase of dairying in Ontario. The following is a description of that dairying phase (Galvin 2004):

(3) Post-1950 - Scientific, Large Capacity Dairies

The third phase of dairy farming in the Chino Valley occurred between 1950 and 1969 and consisted of the introduction of scientific feeding and breeding, resulting in larger herds and more productive dairy operations. The dairy properties that developed during 1950-1969 are located on very large parcels or on properties that comprise multiple smaller parcels. The average size for a property associated with this context is approximately forty (40) acres or more. As the mechanization of dairying advanced, the size of the parcel increased as the dairy farmer was capable of milking more cattle. The layout of the dairy property also changed as the dairy operation began to introduce new farming equipment for the mechanization process.

The center for dairying in Southern California prior to this era was located around the Artesia area in Los Angeles County. However, due to the encroachment of the developing residential communities, the dairy farmers were forced to move to the Chino Valley area. In moving to the Chino Valley, the dairymen established the most efficient and modern dairies in the nation. In the old production facilities one man milked 100 cows twice a day. With the technology of the new milking systems (of the 1950s-60s) one man easily could milk 450 cows twice a day. During the 1950s and 1960s the use of machinery increased out of necessity because of the manpower shortage due to World War II. Machines could handle more cows, consequently, the herds increased in size again. The dairy farmers moved to new dairies to take advantage of mechanization, their old barns were not large enough for the new machinery. Also, the dairy farmers from this period were able to afford more land after selling their dairies for premium prices in the highly valued inner-city areas of Los Angeles County, and could consequently increase the size of their operations and upgrade their milking facilities as the cost of land in the Chino Valley area was far less costly.

Dairy properties that were constructed after 1950 will have more than one very large residence, or a series of large residences that comprise at least one residence constructed after 1950 and enlarged residences from earlier periods,

attached two car garages or garages attached to the residences by a covered breezeway, a large "herringbone" style milking parlor designed in the Ranch style, numerous pole structures, large silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, grain bins, etc, and a huge expanse of open space behind the dairy buildings that is used for the production of feed and the processing of manure.

These properties may also have additional small residences to house hired workers who live and work on the land which may be located near the family's residences or may be located somewhere else on the property. These houses are generally small and may have been the original house from the early part of the century that was occupied by the dairy owner (or past dairy owners) prior to the proliferation and productivity of the current operation.

Almost all of the owner's residences that are located on the post 1950 dairy properties are constructed in the Ranch architectural style of architecture; however, a few may be residences that were popular prior to that era, but may have been enlarged or remodeled to reflect the success of the more efficient dairy operations. Most of the worker's houses are either very small examples of the Ranch style, or are smaller residences constructed in styles that were popular prior to this era. A few properties may still fall within this context even if the residence was constructed prior to 1950, as the dairy farmer may have adapted an earlier dairy property to a mechanized dairy operation with the addition of a large residence and large milking parlor.

This period exhibits a shift in the barn architecture from the "flat style" milking parlor to a "herringbone" style. In the new milking parlor design, the cow's stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so that when the milkers come along, they do not have to kneel because the cows are at an elevated height. This is a labor and time saving device because it eliminates the amount of time it takes for milkers to kneel down to access the udders of the cows. Most of the farms from this period will exhibit the "herringbone" style of barn in the agricultural preserve area. In addition to the change in the parlor layout, the modernized milking parlors are also equipped with milking machines that automatically express milk from the cow's teats and also stop automatically once the cow's milk flow lessens. All of the "herringbone style" milk parlors that were constructed after 1950 were designed in the Ranch style to match the residences.

If there is more than one residence, then the residences are constructed on either side of the milking parlor. All the buildings that are related to a post 1950 dairy property are painted in the same color scheme, even if the individual resources are not necessarily constructed in the same architectural styles. These large dairy operations have a circular driveway in front of the milk parlor and almost always have designed landscaping to complement the property as a whole, both in front of the milking parlor and in front of the residences. The property is often times surrounded by a matching fence as well.

The property will also have many other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are laid out behind the milking parlor and residences and are aligned in a geometrically spaced fashion; either perpendicular or parallel to the milking parlor. The pole structures are long and narrow rectangular structures. The number of pole structures and associated farming equipment may reflect the size and productivity of the dairy operation. Behind the pole structures there is a large expanse of open space that is used for the production of feed and the processing of manure. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with.

But most of the dairy operations that are associated with this context were built by former dairy farmers that had relocated in the Chino Valley after having moved from the Artesia area. Because of the small fortune they had gained from selling their land in Los Angeles County, the dairy farmers constructed these large dairy operations all at once and included the

most advanced and efficient dairy facilities available in the nation at the time. The multitude of the buildings and structures on the property combined with their geometric arrangement demonstrates the introduction of scientific feeing and breeding, resulting in larger herds and more productive dairy operations. Additionally, the size and style of the Ranch houses reflect the wealth that these dairy farmers had attained. Many of the larger Ranch style residences from this period appear to have been designed by architects or prominent builders, which further demonstrates the image and opulence of the post-1950 dairy farmers.

The change to the "herringbone style" milking parlors demonstrates the change in the increased productivity and the scientific advances that occurred in the milking industry. The presence of multiple residences on these properties represents the multi-generational nature of the industry and the importance that the dairy lifestyle played in the unity of the family. The manicured landscaping and general condition and continuity of the properties demonstrate the pride that the dairy farmers had toward their profession and the pride they had in the hard work and diligence of building up their dairy operations. The milk trucks were replaced by large semi trucks, which continued to utilize the circular driveway in front of the milking parlor to express milk from the storage tanks. The signs displayed in front of the dairy operations exhibit the large presence of the dairy associations and the pride and loyalty that the dairy farmers have in membership with certain dairy associations.

The dairy property being assessed is associated with this historical context. This era demonstrates the flood of dairy farmers coming to the Chino area to dairy once they were entirely forced out of the Artesia and Dairy Valley area. This second wave of inhabitants represents the group of dairy farmers who held out in Los Angeles County for a premium return for the sale of their land so that they could not only relocate to the Chino Valley area, but could also increase their dairy operations and upgrade their facilities. The dairy farmers came to this region because there had already been an established network of dairy operations and support industries to make the move an economically and logically feasible one.

The "Ranch" Style

The evaluated property has a single-family residence (Building A) constructed in the Ranch Style. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses are considered a reflection of the country's increasing dependence on the automobile.

The prevalence of Ranch style residences built in the 1950's and 60's in the Ontario area represents the fact that several dairy farms were moving to the area during the period that this style was very popular. In addition to the general popularity of the Ranch style between 1950 and 1985, several local building magazines were featuring Ranch style homes and building plans in their magazines. Local builders and architects were likely familiar with this building style and the large lots provided for room to design and construct large, rambling plans. Unlike several tract housing developments that were booming up in the Ontario area during the 1950s and 1960s, the designer was not limited to a small lot to squeeze a ranchette (mini Ranch style house) on.

Some of the character defining features that are indicative of this style that are evident in the residence on the subject property include, a small one-story, modestly-sized plan with moderately-pitched multi-gables, low roof, minimal decoration, smooth stucco finish and a small concrete front stoop with small projecting overhanging porch cover.

Integrity Statement

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

The evaluated building has retained its original location; it has not been moved. Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the resulting strict regulations that were created as a result of the suburban growth. However, when the evaluated building was constructed, the area still consisted mainly of vacant land and a scattering of farms. By the 1960s, numerous dairy farms were established in the vicinity of the subject property. The property appears to have retained nearly all of the original elements from its construction period (1960-1964) having gained only cow stalls, fences and open-walled sheds.

California Register Eligibility Evaluation

The subject property was evaluated against the four criteria of the California Register which is outlined in Pub. Res. Code §5024.1, Title 14 CCR, Chapter 11.5, Section 4852 for inclusion in the California Register of Historical Resources (CRHR). It was determined that the subject property does not meet the criteria for the California Register under the context of Post 1950 dairy properties in the Ontario area, due to the overall late establishment of the property as a dairy farm. The period of significance is 1950-1980. Following is a discussion of how that determination was made:

The property was assessed under **Criterion 1** for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. A single-family residence and milking parlor were constructed in circa 1992 on a 19.45 acre property. It is likely that the intention of the owner was to establish a dairy farm on the property but because the Lee's were based in Orange County running a successful and enriching construction business, the dairy was likely leased out. By the time the dairy was established in circa 1962, the dairy industry in Ontario had reached a plateau. Due to the late establishment of this property as a diary farm, it does not appear to fit into a distinct phase of dairying in Ontario and no documentation could be found to show that the property contributed to the development of the overall diary industry in Ontario or was important to the history of Ontario, the state or national level. Therefore, the property does not appear to qualify for the CRHR under Criterion 1.

The property was considered under **Criterion 2** for its association with the lives of persons significant in our past. The Lee's were successful capitalists in Orange County and Mrs. Lee has been instrumental in creating one cancer research centers and two funded chairings at USC. These events took place well after the dairy had been established, therefore during the period of significance of the property no one person of significance to the history of Ontario, the state or nation was found associated with the property. Therefore, the property does not appear to qualify for the CRHR under Criterion 2.

The property was evaluated under **Criterion 3** for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The single-family residence was constructed in circa 1962 in the Ranch Style, which is ubiquitous throughout the Ontario area during this period. It has retained some of its character defining features but these are not unusual, in fact they are quite minimalist. The front portion of the milking parlor was built in the same style. The architect or builder of the evaluated building is unknown and building is most likely not the work of a master. Also, the house appears to simply be one of many post 1950 single-family residences in the area. Therefore, it does not appear to qualify for the CRHR under Criterion 3.

Finally, the primary building (Building A) was evaluated against **Criterion 4** of the California Register to determine whether it yielded, or may be likely to yield, information important in prehistory or history. Typically, for a building to meet this criterion, it has to be the principal source of information and have the potential for additional materials beyond what can be derived from a simple survey. This is not the case with this building. Therefore, it does not appear to qualify for the CRHR under Criterion 4.

CONCLUSIONS

Field review of the single family residence and milking parlor at 10084 Eucalyptus suggest that the structures are older than originally assumed by PCR (2004) and Dice (2012). We conclude that the dairy complex was probably built in the early 1960's. However, review of the structure elements suggest that the dairy complex should not be considered a historical property at the Local or State level of significance pursuant to PRC §5020.1(j). It is likely not eligible for listing as a City Historic Landmark. Finally, it is not considered a unique historic-era resource following CEQA guidelines. For this reason, we conclude the loss of the dairy through demolition is not considered an adverse effect on the environment

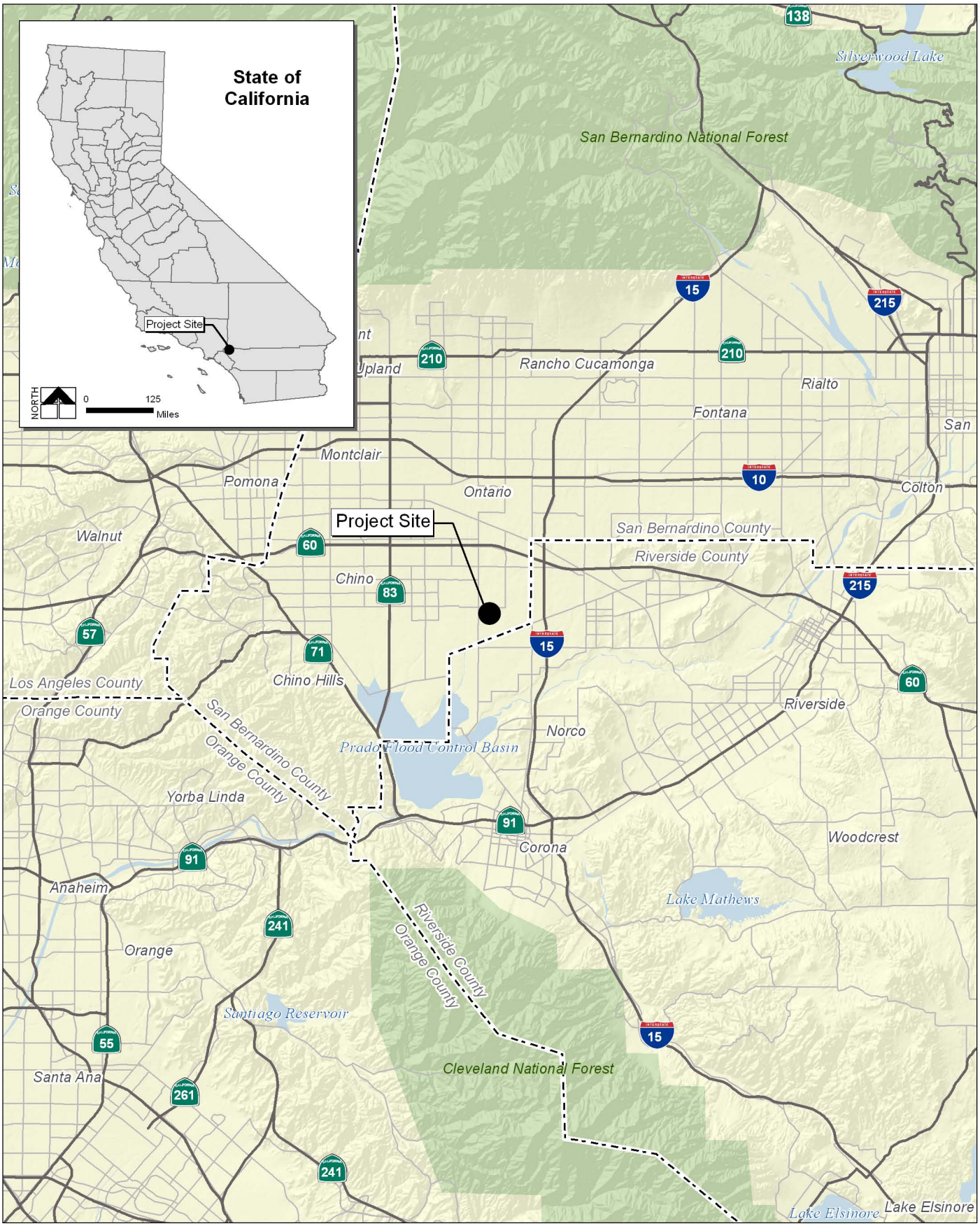
If you have any questions regarding this letter report, please contact me on my cell at 714.742.0468.

Sincerely,

_____

Michael H. Dice, M.A., RPA

Cultural Resource Manager
FirstCarbon Solutions - Michael Brandman Associates
621 E Carnegie Drive Suite 100
San Bernardino, CA 92408
Office: 909.884.2255



Source: Census 2000 Data, The CaSIL, MBA GIS 2013.

NORTH

5 2.5 0 5

Miles

Michael Brandman Associates

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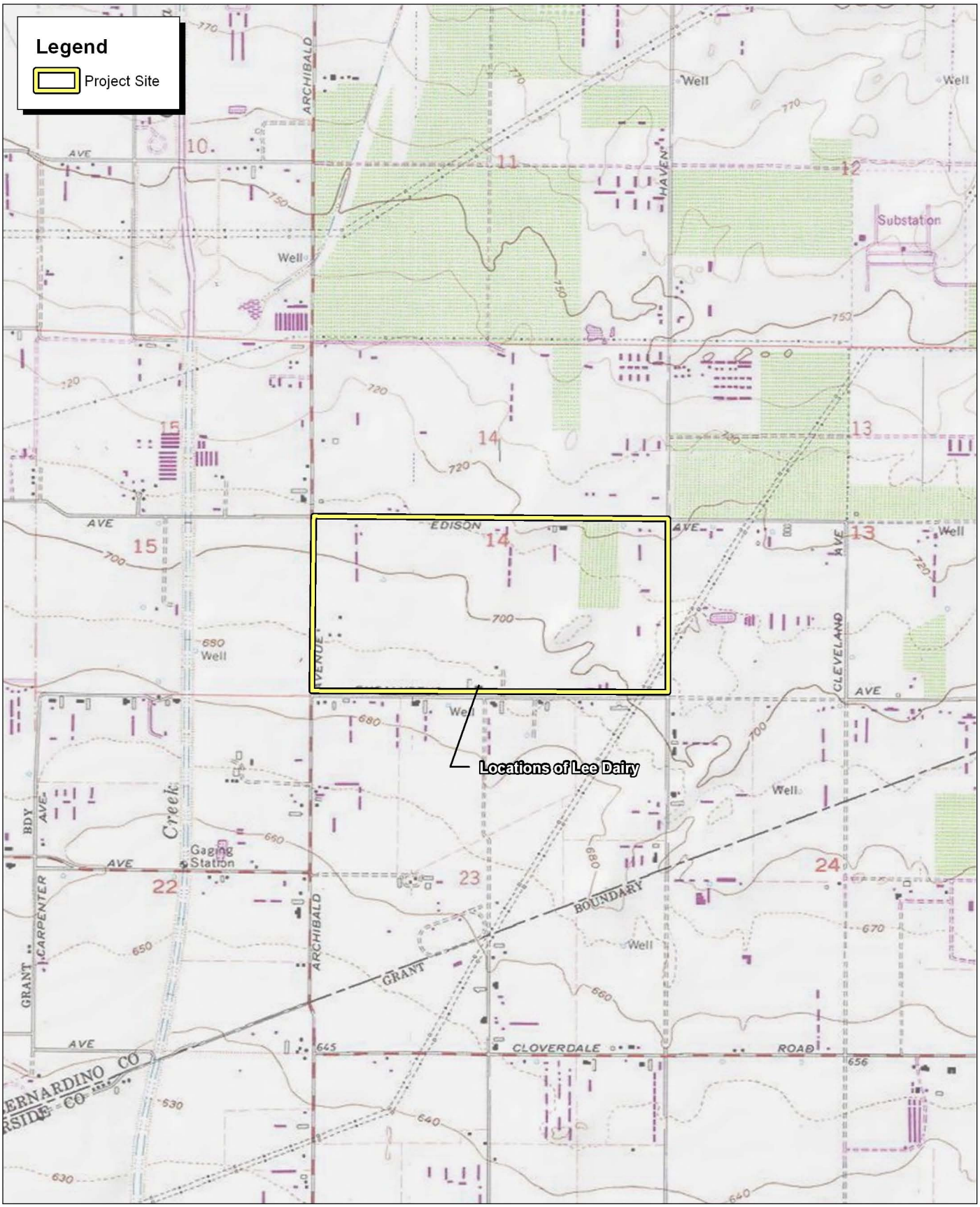
Exhibit 1
State and Regional Location

CITY OF ONTARIO • LEE DAIRY
HISTORICAL RESOURCE EVALUATION



Source: USA TOPO Maps USGS Corona North, CA (1978) 7.5' DRG.

Exhibit 2
Local Vicinity Map
Topographic Base

NORTH

2,000 1,000 0 2,000 Feet

Michael Brandman Associates

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CITY OF ONTARIO • LEE DAIRY
HISTORICAL RESOURCE EVALUATION

APPENDIX A: DPR523 FORM SET. P#36-025597 (REVISED)

State of California — The Resources Agency	**Primary # 36-025597**
DEPARTMENT OF PARKS AND RECREATION	**HRI #**
PRIMARY RECORD	**Trinomial**
NRHP Status Code: **6Z**	**Other Listings**
Review Code **Reviewer**	**Date**

P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County: San Bernardino**
***b. USGS 7.5' Quad: Corona North Date: 1978 T 3 S ; R 7 W; SE ¼ of the SW ¼ of Section: 14. S.B.B.M.**
c. Address: 10084 Eucalyptus Ave. City: Ontario Zip: 91762
d. UTM: Zone 11 centerpoint of home is 445974 mE / 3761237 mN (recorded using Google Earth UTM setting)
e. Other Locational Data: Parcel #0218241160000. **Elevation:** 692 feet
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Parcel #0218241160000 consists of 19.45 acres and exhibits two permanent structures facing Eucalyptus Avenue (a residence and a milking parlor) and two all-metal dairy cow sheds behind these (north), with portable storage buildings along the eastern boundary of the property. The whole of the parcel has been used for intensive dairying since about 1962 and exhibits a desilting or infiltration basin in the northwest corner built in the 1980's. The remainder of the parcel land area exhibits feed lots, cow isolation areas, and work truck pathways north of the dairy structures. The dairy complex consists of a residence (Bldg A), a milking parlor attached to and fronting a herringbone style milking shed (Bldg B), an open sided hay shed (Bldg C) and a low travel shed attached to a smaller cow shed (D) and Building B. The rest of the property features fences and paths that allow for intensive dairying of approximately 200-250 Holstein milk cows and a few bulls. Entrance to the house and milking parlor is from Eucalyptus. Current milk production is 1,000 gallons a day which is about half of what the dairy is permitted for. Chickens are being raised and dogs are penned on the northeastern portion of the residence. **Continued on page 11.**

***P3b. Resource Attributes:** (List attributes and codes) HP33

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

P5b. Description of Photo: (View, date, accession #) Closer view of Building A, residence, of dairy (June 8 2012 googleearth source)

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1960
***P7. Owner and Address:**
City of Ontario
City Hall
303 East "B" Street
Ontario, CA. 91764
***P8. Recorded by:** (Name, affiliation, and address)
Michael H. Dice
Michael Brandman Associates
621 Carnegie Drive, Suite #100
San Bernardino, CA. 92408

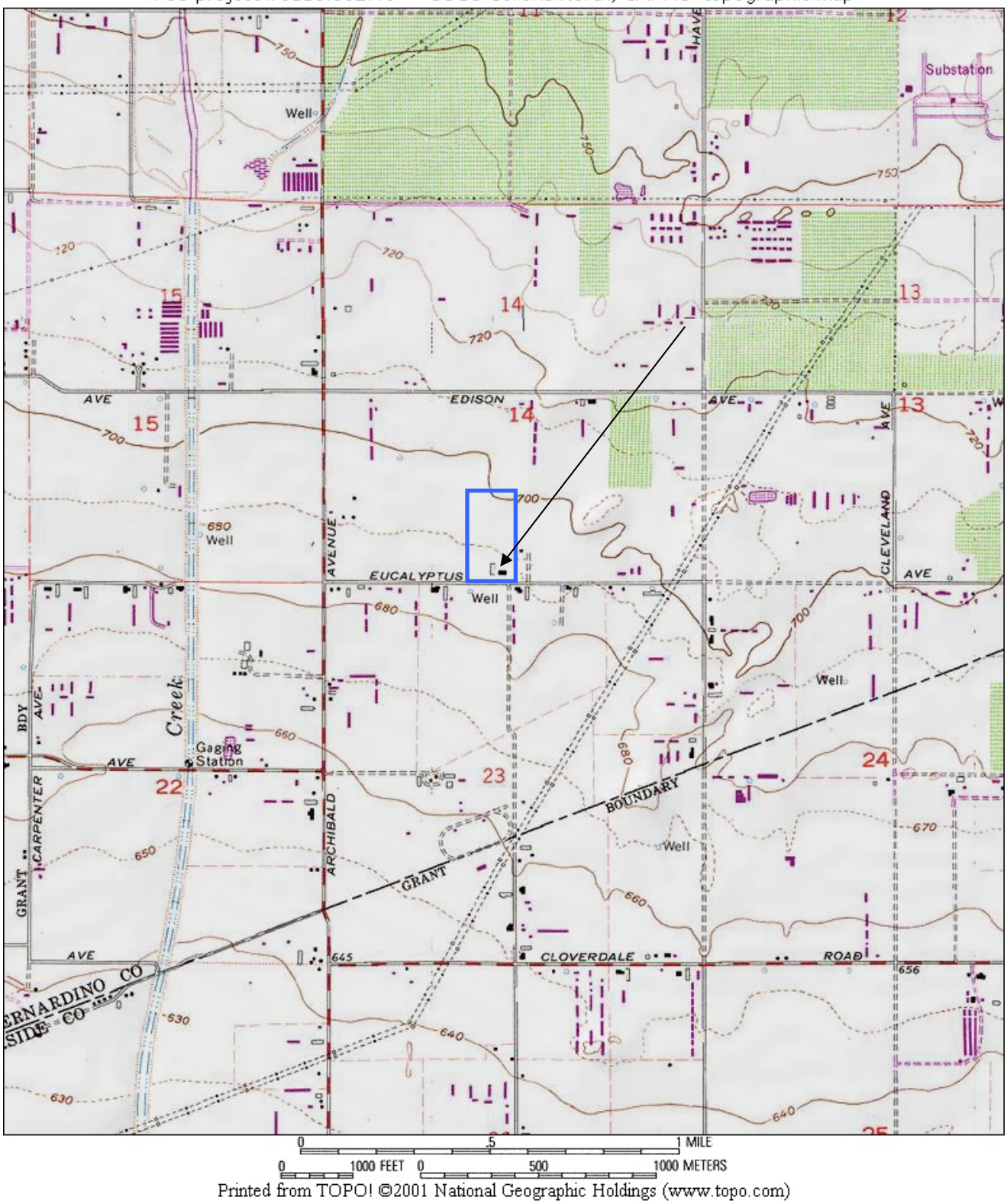
***P9. Date Recorded:** May 10, 2013

***P10. Survey Type:** (Describe) CEQA-level Historical Significance Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dice, M.H. 2013. *Historical Resource Evaluation of the Lee Dairy, 10084 Eucalyptus Avenue, City of Ontario, California.* On-file, First Carbon Solutions, San Bernardino, CA. Dated May 13, 2013 (revised July 15, 2013). Galvin, A (2004). *The City of Ontario's Historic Context For The New Model Colony Area.* The City of Ontario Planning Department. Prepared by Galvin and Associates, Sacramento. September 2004.

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

FCS project #0116.0027.0 - USGS Corona North, CA. 7.5' topographic map



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

The dairy complex at 10086 Eucalyptus is located at the arrow tip and the blue square shown on the map is the 19.45 acre dairy property.

View of the southern façade of the dairy residence, taken from the southern side of Eucalyptus Avenue.

Front entry way on the south side of the Building A residence taken from within the front yard. Note scrolling of fascia and other Ranch style details. Aluminum slider windows and doors appear original.

Garage, which is attached to the house with a breezeway. Note details below boxed window. The window box in the garage is a little unusual but still within the Ranch Style.

This photo includes the view of the northern façade, or back, of Building A. Photo was taken from just northeast of the home.

Front (south) façade of Building B which faces south toward Eucalyptus Avenue. The driveway arcs so the milk tanker can park then access the small opening in the front door for pumping.

Close up view of the front of the Building B south façade. A two or three thousand gallon tank rests behind the door.

Photo taken of the northeastern side of Building B showing original stucco covered block walls, metal walls and corrugated iron roofing. All elements appear original.

The photo is a view of the eastern facing portion of Building B and the grain silos.

This photo is taken of the west facing section of Building B. The picture displays how the shed attaches to the tank section.

Another portion of the western side of Building B.

The photo depicts the northwest corner of Building B.

This photo is of a more distant view of the northeast side of Building B showing shed Building C. The picture was taken from just north of the eastern portion of the home looking northwest.

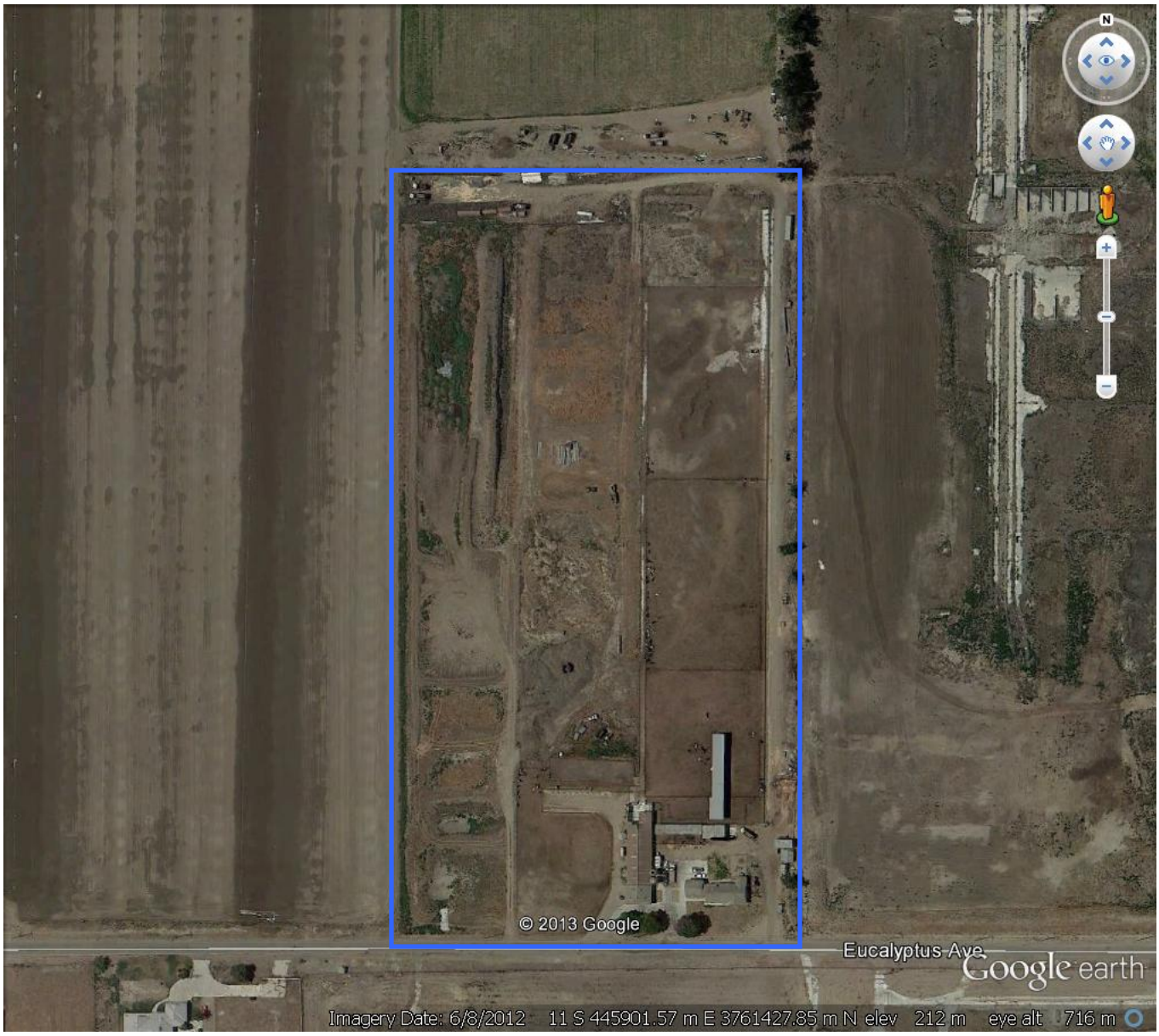


Image of the aerial view of the site (Google Earth) taken June 12 2012. The blue box is the 19.45 acre parcel. All structures seen here were noted during the site visit in 2013. Closer view of the residence is available on the Primary record page

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code: 6Z**

***Resource Name or #:** The Lee Dairy

B1. Historic Name: Lee Dairy
B2. Common Name:
B3. Original Use: Dairy **B4. Present Use:** Dairy
***B5. Architectural Style:** Ranch, early version (Galvin 2004)

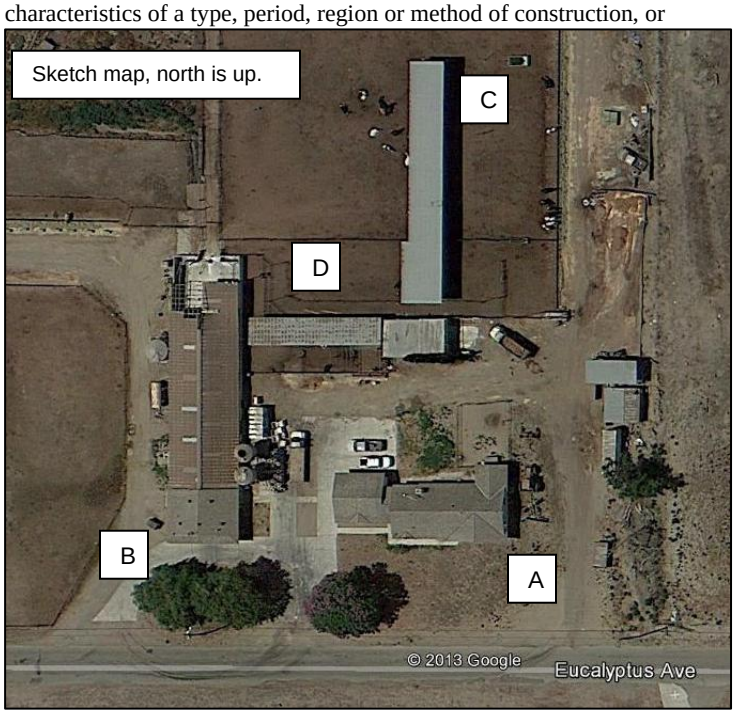
***B6. Construction History:** (Construction date, alterations, and date of alterations). The structure was probably built about 1960. 1959 aerial photographs (historicaerials.com) show that the property had not yet been subdivided (indicated by a lack of fencing). By 1967 the dairy was in full operation as shown in that year's aerial and is little changed. The exterior structural characters suggest a very early 1960's date because certain façade elements, rockwork, roof line and scrolled fascia is of the "Ranch Style", which was popular amongst California home builders from the early 1950's to the early 1970's. The house was built on a block wall foundation with crawlspace as opposed to a slab foundation of the later Ranch periods. The use of aluminum slider windows as opposed to wood windows was believed to represent the Middle period in Ranch styling for dairies in this area (Galvin 2004) yet the other design elements of the house plus the foundation that is not concrete slab suggest the earlier period. Quite possibly the house was built at a time when construction contractors were transitioning from one period to the next or the owners wanted to reduce expenses during construction. It is possible that slider aluminum windows replaced the originals but there was no sign of repairs in the stucco walls of the house next to the windows. Most elements are intact from their build periods.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** none **Original Location:** same.

***B8.** Related Features: cow corrals, grazing areas, isolation wards
B9a. Architect: none known **b. Builder:** Local contractor likely

***B10. Significance: Theme :** Post 1950 – Scientific Large Capacity Dairy. **Area:** Ontario. **Period of Significance:** 1950-1980. **Property Type**: Dairy complex. **Applicable Criteria:** n/a.

The subject property was assessed under the four criteria of the California Register of Historical Resources (CRHR): Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Criterion 2 for its association with the lives of persons important to local, California, or national history; Criterion 3 for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion 4 for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. The building does not appear to be a significant property for the purposes of the California Register of Historical Resources (see evaluation on page 12)



The sketch map to the left shows the evaluated elements of the dairy including the Bldg A the residence, Bldg B the herringbone milking parlor and front storage tank room, Bldg C the feeding shed and cow breezeway and Bldg D the tall feeding shed.

B11. Additional Resource Attributes: (List attributes and codes): HP33

***B12. References**:

B13. Remarks: none.

***B14. Evaluator:** Michael Dice, M.A. FirstCarbon Solutions. 612 E. Carnegie Drive Suite 100 San Bernardino, CA. 92408

***Date of Evaluation:** May 10, 2013

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

Building A is a single-family residence that was constructed in circa 1960 in the Ranch style. It is located on the south side of the parcel and faces south. It is a one-story, modified L-shaped plan building (65x30') with a breezeway that attaches to a two-car garage. Extended bays frame the windows on the south façade only. The door of the garage (28x28') is a roll-up with the drive bay facing north and a window in the south bay. The principal (south) façade of the house is symmetrical and has 2 bays. The exterior is clad in smooth stucco with horizontal wood board siding below the façade windows on the south façade only, and decorative stone veneer below the kitchen window. It is covered by a moderate to low-pitched, hipped roof with open eaves and scroll-cut fascia. Wood shingles may be original. The house has one decorative stone faced chimney located on the north roof face out of sight from the streetside. There is a partial width porch on the south façade that is sheltered by an extended principal roof supported by classic turned decorative posts. The fascia of the roof and window bays are scrolled and likely original. The steps and landing are concrete. The main entrance door consists of a plain wood door and narrow landing window adjacent. There is a secondary entrance on the west elevation that links to the garage with a breezeway. The north façade exhibits a small bedroom extension built at the same time as the rest of the house but the decoration of the bays and exterior walls is very minimal. A large double glass sliding door serves as the opening on the north façade. The house probably carries about 1,200 square feet and has either 2 or possible 3 bedrooms, living room and kitchen with eating area. All windows are aluminum sliders. Concrete sidewalks and an asphalt driveway ring the structure except on the east façade. The north side of the structure has a large concrete parking zone for trucks and equipment. Landscaping elements include several mature trees, a few shrubs. The front lawn hasn't been watered for at least 13 years according to googleearth photos. The garage is considered part of Bldg A.

Character defining features of the Ranch elements in the dairy complex are as follows:

- Low pitched hipped roof and long/low roof line
- Smooth stucco cladding with horizontal wood board siding below the façade windows (south facade only)
- Asymmetrical L-shaped plan
- Decorative stone veneer similar to that of the chimney below one southern bay and decorative scrollwork on the fascia.
- Porch supports with decorative brackets (house only)

Building B is a herringbone style milking parlor with a fronting milk tank storage house. The exterior façade and decorative elements of the tank house are identical to Building A in that it was built in the Ranch Style with elements such as scrolled fascia, decorative stone work and aluminum slider windows. This fronts the herringbone milking parlor that can allow up to 20 cows milked at one time. Milk is pumped into tanks in the front shed for daily delivery to trucks that use the half-moon drive that fronts the storage room and park. The tank house is likely resting on a poured concrete foundation and measures 30 feet long (n-s), 40 feet wide (e-w) and is about 15-20 tall at the roof ridge. The styled front structure is attached directly to the milking parlor by a cinder block walled room 125 feet long and 40 feet wide. The walls feature metal grilled upper section and a metal roof, a portion of which has collapsed. Top of this roof line is about 20-22 feet above grade. Cows enter the parlor from the concrete slab area at the northern back end of Bldg B where the roof has collapsed, then exit a side opening to Building C. Several metal and plastic tanks have been put on slabs along the exterior walls of the building.

Building C is a metal feeding station building that allows cows to eat after being milked and was constructed after 1979 according to on-line historical aerials. Hand-drawn sliders pen the necks of cows before troughs and could be fed or inspected for health issues.

Building D is a open-sided hay barn meant to keep hay stacks dry but these days it is probably being used as shelter. This was constructed after 1979 according to on-line historical aerials.

Additional Structures on the dairy include metal fencing and gates, a loading ramp, long rows of feeding trough fencing and bins, and desilting or infiltration basins. All of these features appear to have been constructed after 1967.

B10. Significance (continued from page 10 and derived from Galvin 2004).

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario, California, was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881 which they intended to subdivide into small fruit farms. The Chaffeys purchased an additional 6,000 acres that would become the cities of Ontario and Upland. One of the keys to the Chaffeys success as developers was their creation of a "mutual water company" in which each landowner became a stockholder. Chaffey laid out the improvements and made water available to every parcel of land. Ontario began as an agricultural colony focused on primarily fruit growing. Both the citrus and the olive industries were popular agricultural endeavors in the area. Chaffey set aside one square mile for the Ontario town site with half of the area deeded to trustees for the endowment of an agricultural college. The first purchase of land in Ontario occurred in 1882 and the first edition of the local newspaper was on December 4, of that same year. The emphasis on agriculture within the community was evidenced by the construction in 1883 of an agricultural college on twenty acres in the Ontario Colony. Chaffey College was the first college in San Bernardino. In 1884, the Ontario School District was created. The first school house was erected on the same corner where Central school stands today- at "G" Street and Sultana Avenue.

In 1887, Edward Frasier placed a town site on Market- one and a half miles of land north of 5th- 2 miles west of Euclid Avenue. His special excursion train brought hundreds of buyers to Ontario's Southern Pacific Depot from Los Angeles. The Chino Valley Railroad Station was erected on the far side of the existing tracks. This was a narrow gauge railroad that took passengers to Chino. Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company (now Sunkist Growers, Inc.), which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed the culls into juice and cattle feed. Population swelled in Ontario in the 1950s. Ten-acre orange groves in town were torn out by the owners and filled with homes. The construction boom was led by the California National Guard Armory at John Galvin Park. In 1952, over $14,000,000 was spent on construction, $11,000,000 of which was spent on 642 new single-family homes in 4 new subdivisions. In 1959, Ontario began to develop new areas to the east and south, including the Ontario Industrial Park, east of Campus Avenue between Mission Avenue and the Pomona Freeway. And by the mid-twentieth century, Ontario was a leading dairy community in the state of California.

According to historic aerial photographs the evaluated property was being used as a hay field in 1938. The area then consisted mainly of vacant land with a scattering of a few farms. In 1948, the property was still fallow without buildings but likely used for row crops. Eucalyptus wind breaks had been planted along the parcel edges including Eucalyptus Avenue, which by then was graveled. In 1959 the property was still farmed by the big farm located east of Archibald north of Eucalyptus. The dairy appears in the 1967 aerial but lacks the metal roofed sheds. Those sheds do not appear in the 1979 aerial photograph. According to the current tenant, the Lee Family owned the dairy originally and it was considered the "cadillac" of dairies in the 1960's. Tax assessment record show the Robert, Helen, Henrietta and Harold Lee held ¼ shares in the property in 1964, but those records does not suggest when the buildings were constructed. Henrietta C and Harold E Lee were known for a generous $5 Million donation to USC cancer center in the fall of 1999. According to her USC *In-Memorium* (dated July 11 2008), Henrietta Lee was born outside of Amsterdam and moved to the United States with her family at the age of 15, settling in Long Beach. She grew up working at her father's dairy farm in nearby Cypress, milking and feeding cows and helping with the business. There, she met Harold Lee, who would later become her husband. Harold Lee owned a construction company and specialized in construction work for dairy farms. After they were married, Henrietta Lee helped her husband's sister, June, with the bookkeeping for the construction company. Their main office was in Garden Grove, and much of their building work was done in the Chino area. Mrs. Lee gave $25 million to USC over the years. These facts suggest the Lee's owned the dairy and rented to tenant dairymen. The Lee's also owned the 57.42 acres due north of the dairy and the tenants may have planted crops there to feed the cows.

The majority of dairy farms had been established in the Ontario area between the period of 1900-1969, with most of them appearing during the period of 1950-69. There are three distinct phases of dairying identified in the Ontario area, they are: (1) Pre-1930 Rural Residential or Free-Grazing Dairy Properties, (2) 1930-1949 - Dry Lot Dairying with Mechanization and (3) 1950-1969 - Scientific, Large Capacity Dairies. The evaluated property was initially established in the early 1960's and falls in the third phase of dairying in Ontario. The following is a description of that dairying phase:

3. Post-1950 - Scientific, Large Capacity Dairies

The third phase of dairy farming in the Chino Valley occurred between 1950 and 1969 and consisted of the introduction of scientific feeding and breeding, resulting in larger herds and more productive dairy operations. The dairy properties that developed during 1950-1969 are located on very large parcels or on properties that comprise multiple smaller parcels. The average size for a property associated

with this context is approximately forty (40) acres or more. As the mechanization of dairying advanced, the size of the parcel increased as the dairy farmer was capable of milking more cattle. The layout of the dairy property also changed as the dairy operation began to introduce new farming equipment for the mechanization process.

B10. Significance (continued from page 12 and derived from Galvin 2004).

The center for dairying in Southern California prior to this era was located around the Artesia area in Los Angeles County. However, due to the encroachment of the developing residential communities, the dairy farmers were forced to move to the Chino Valley area. In moving to the Chino Valley, the dairymen established the most efficient and modern dairies in the nation. In the old production facilities one man milked 100 cows twice a day. With the technology of the new milking systems (of the 1950s-60s) one man easily could milk 450 cows twice a day. During the 1950s and 1960s the use of machinery increased out of necessity because of the manpower shortage due to World War II. Machines could handle more cows, consequently, the herds increased in size again. The dairy farmers moved to new dairies to take advantage of mechanization, their old barns were not large enough for the new machinery. Also, the dairy farmers from this period were able to afford more land after selling their dairies for premium prices in the highly valued inner-city areas of Los Angeles County, and could consequently increase the size of their operations and upgrade their milking facilities as the cost of land in the Chino Valley area was far less costly.

Dairy properties that were constructed after 1950 will have more than one very large residence, or a series of large residences that comprise at least one residence constructed after 1950 and enlarged residences from earlier periods, attached two car garages or garages attached to the residences by a covered breezeway, a large "herringbone" style milking parlor designed in the Ranch style, numerous pole structures, large silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, grain bins, etc, and a huge expanse of open space behind the dairy buildings that is used for the production of feed and the processing of manure.

These properties may also have additional small residences to house hired workers who live and work on the land which may be located near the family's residences or may be located somewhere else on the property. These houses are generally small and may have been the original house from the early part of the century that was occupied by the dairy owner (or past dairy owners) prior to the proliferation and productivity of the current operation.

Almost all of the owner's residences that are located on the post 1950 dairy properties are constructed in the Ranch architectural style of architecture; however, a few may be residences that were popular prior to that era, but may have been enlarged or remodeled to reflect the success of the more efficient dairy operations. Most of the worker's houses are either very small examples of the Ranch style, or are smaller residences constructed in styles that were popular prior to this era. A few properties may still fall within this context even if the residence was constructed prior to 1950, as the dairy farmer may have adapted an earlier dairy property to a mechanized dairy operation with the addition of a large residence and large milking parlor.

This period exhibits a shift in the barn architecture from the "flat style" milking parlor to a "herringbone" style. In the new milking parlor design, the cow's stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so that when the milkers come along, they do not have to kneel because the cows are at an elevated height. This is a labor and time saving device because it eliminates the amount of time it takes for milkers to kneel down to access the udders of the cows. Most of the farms from this period will exhibit the "herringbone" style of barn in the agricultural preserve area. In addition to the change in the parlor layout, the modernized milking parlors are also equipped with milking machines that automatically express milk from the cow's teats and also stop automatically once the cow's milk flow lessens. All of the "herringbone style" milk parlors that were constructed after 1950 were designed in the Ranch style to match the residences.

If there is more than one residence, then the residences are constructed on either side of the milking parlor. All the buildings that are related to a post 1950 dairy property are painted in the same color scheme, even if the individual resources are not necessarily constructed in the same architectural styles. These large dairy operations have a circular driveway in front of the milk parlor and almost always have designed landscaping to complement the property as a whole, both in front of the milking parlor and in front of the residences. The property is often times surrounded by a matching fence as well.

The property will also have many other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are laid out behind the milking parlor and residences and are aligned in a geometrically spaced fashion; either perpendicular or parallel to the milking parlor. The pole structures are long and narrow rectangular structures. The number of pole structures and associated farming equipment may reflect the size and productivity of the dairy operation. Behind the pole structures there is a large expanse of open space that is used for the production of feed and the processing of manure. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with.

But most of the dairy operations that are associated with this context were built by former dairy farmers that had relocated in the Chino Valley after having moved from the Artesia area. Because of the small fortune they had gained from selling their land in Los Angeles County, the dairy farmers constructed these large dairy operations all at once and included the most advanced and efficient dairy facilities available in the nation at the time. The multitude of the buildings and structures on the property combined with their geometric arrangement demonstrates the introduction of scientific feeing and breeding, resulting in larger herds and more productive dairy operations. Additionally, the size and style of the Ranch houses reflect the wealth that these dairy farmers had attained. Many of the larger Ranch style residences from this period appear to have been designed by architects or prominent builders, which further demonstrates the image and opulence of the post-1950 dairy farmers.

B10. Significance (continued from page 13 and derived from Galvin 2004).

The change to the "herringbone style" milking parlors demonstrates the change in the increased productivity and the scientific advances that occurred in the milking industry. The presence of multiple residences on these properties represents the multi-generational nature of the industry and the importance that the dairy lifestyle played in the unity of the family. The manicured landscaping and general condition and continuity of the properties demonstrate the pride that the dairy farmers had toward their profession and the pride they had in the hard work and diligence of building up their dairy operations. The milk trucks were replaced by large semi trucks, which continued to utilize the circular driveway in front of the milking parlor to express milk from the storage tanks. The signs displayed in front of the dairy operations exhibit the large presence of the dairy associations and the pride and loyalty that the dairy farmers have in membership with certain dairy associations.

The dairy property being assessed is associated with this historical context. This era demonstrates the flood of dairy farmers coming to the Chino area to dairy once they were entirely forced out of the Artesia and Dairy Valley area. This second wave of inhabitants represents the group of dairy farmers who held out in Los Angeles County for a premium return for the sale of their land so that they could not only relocate to the Chino Valley area, but could also increase their dairy operations and upgrade their facilities. The dairy farmers came to this region because there had already been an established network of dairy operations and support industries to make the move an economically and logically feasible one.

Ranch Style

The evaluated property has a single-family residence (building A) constructed in the Ranch Style. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses are considered a reflection of the country's increasing dependence on the automobile.

The prevalence of Ranch style residences built in the 1950's and 60's in the Ontario area represents the fact that several dairy farms were moving to the area during the period that this style was very popular. In addition to the general popularity of the Ranch style between 1950 and 1985, several local building magazines were featuring Ranch style homes and building plans in their magazines. Local builders and architects were likely familiar with this building style and the large lots provided for room to design and construct large, rambling plans. Unlike several tract housing developments that were booming up in the Ontario area during the 1950s and 1960s, the designer was not limited to a small lot to squeeze a ranchette (mini Ranch style house) on.

Some of the character defining features that are indicative of this style that are evident in the residence on the subject property include, a small one-story, modestly-sized plan with moderately-pitched multi-gables, low roof, minimal decoration, smooth stucco finish and a small concrete front stoop with small projecting overhanging porch cover.

Integrity Statement

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

The evaluated building has retained its original location; it has not been moved. Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the resulting strict regulations that were created as a result of the suburban growth. However, when the evaluated building was constructed, the area still consisted mainly of vacant land and a scattering of farms. By the 1960s, numerous dairy farms were established in the vicinity of the subject property. The property appears to have retained nearly all of the original elements from its construction period (1960-1964) having gained only cow stalls, fences and open-walled sheds.

The integrity of the evaluated property is excellent. The condition of the evaluated property is poor.

B10. Significance (continued from page 14 and derived from Galvin 2004).

California Register Eligibility Evaluation

The subject property was evaluated against the four criteria of the California Register which is outlined in Pub. Res. Code §5024.1, Title 14 CCR, Chapter 11.5, Section 4852 for inclusion in the California Register of Historical Resources (CRHR). It was determined that the subject property does not meet the criteria for the California Register under the context of Post 1950 dairy properties in the Ontario area, due to the overall late establishment of the property as a dairy farm. The period of significance is 1950-1980. Following is a discussion of how that determination was made:

The property was assessed under **Criterion 1** for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. A single-family residence and milking parlor were constructed in circa 1992 on a 19.45 acre property. It is likely that the intention of the owner was to establish a dairy farm on the property but because the Lee's were based in Orange County running a successful and enriching construction business, the dairy was likely leased out. By the time the dairy was established in circa 1962, the dairy industry in Ontario had reached a plateau. Due to the late establishment of this property as a diary farm, it does not appear to fit into a distinct phase of dairying in Ontario and no documentation could be found to show that the property contributed to the development of the overall diary industry in Ontario or was important to the history of Ontario, the state or national level. Therefore, the property does not appear to qualify for the CRHR under Criterion 1.

The property was considered under **Criterion 2** for its association with the lives of persons significant in our past. The Lee's were successful capitalists in Orange County and Mrs. Lee has been instrumental in creating one cancer research centers and two funded chairings at USC. These events took place well after the dairy had been established, therefore during the period of significance of the property no one person of significance to the history of Ontario, the state or nation was found associated with the property. Therefore, the property does not appear to qualify for the CRHR under Criterion 2.

The property was evaluated under **Criterion 3** for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The single-family residence was constructed in circa 1962 in the Ranch Style, which is ubiquitous throughout the Ontario area during this period. It has retained some of its character defining features but these are not unusual, in fact they are quite minimalist. The front portion of the milking parlor was built in the same style. The architect or builder of the evaluated building is unknown and building is most likely not the work of a master. Also, the house appears to simply be one of many post 1950 single-family residences in the area. Therefore, it does not appear to qualify for the CRHR under Criterion 3.

Finally, the primary building (Building A) was evaluated against **Criterion 4** of the California Register to determine whether it yielded, or may be likely to yield, information important in prehistory or history. Typically, for a building to meet this criterion, it has to be the principal source of information and have the potential for additional materials beyond what can be derived from a simple survey. This is not the case with this building. Therefore, it does not appear to qualify for the CRHR under Criterion 4.

APPENDIX B: RESUME OF MICHAEL DICE, M.A.

Pdf.

Michael H. Dice, M.A., RPA

Project Manager, Cultural Resources Management
Senior Archaeologist

Overview

- 25+ Years Experience
- Master's degree, Anthropology – Arizona State University, Tempe (1993)
- Bachelor's degree, Anthropology – Washington State University, Pullman (1986)
- Registered Professional Archaeologist (RPA) since year 2000
- Registered Archaeologist, Orange County, Riverside County

Michael Dice, MA, RPA has more than 25 years experience performing record searches, archaeological surveys, archaeological site testing (Phase II), and data collection (Phase III) on private and public lands in the Southwestern United States. A senior archaeologist, he has authored or co-authored more than 150 Cultural Resources Inventory Reports required for CEQA and/or NEPA level documents including several manuscripts for the National Park Service.

This resume highlights projects he has performed associated with historic buildings.

Related Experience, Historic Projects

Historic Property Assessment of the Munz and Frakes Ranches **Ongoing to Summer 2012**
Community of Elizabeth Lake, CA.

MBA was contracted to evaluate a 300 acre piece of property for use as an ACOE land mitigation bank located along the southern edge of Lake Elizabeth in Los Angeles County, California. The properties exhibit two historic homesteads originally developed by the Munz and Frakes families in the 1860-1880 period. Army Corps is proposing to use the land for vegetative restoration in exchange for other lands with less suitable habitat. A Cultural Resource Management Plan shall be developed out of our analysis. Mr. Dice performed a historic background assessment and developed a thematic context with which the structures and family cemetery on the old ranches could be evaluated against.

Historic Building Evaluation of the San Gorgonio Inn **Completed March 2010**
City of Banning, CA.

MBA was contracted to evaluate a structure originally built in 1884 and rebuilt in 1930 for significance at the State (CEQA) level of analysis. The City is proposing to demolish the structure and the report will supported an EIR written by Ernest Perea of Romo Planning Group Inc., Covina. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against.

Historic Building Evaluation of the F&M Artesia Branch Bank **Completed December 2009**
City of Long Beach, CA.

MBA was contracted to evaluate a structure built in 1961 for significance at the State (CEQA) and City of Long Beach Historic Property level of analysis. The City had proposed to demolish the structure complex and our technical report supported an IS/MND written in City Format for the proponent, Jeffrey Tartaglino of Palm Desert Development. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against. Because the structure was found significant at the local level of analysis, the City required a photographic assay of the building:

this was incorporated into the document. The City will likely allow the removal of the building through demolition.

Historic Building Evaluation of the Premiere Lanes Bowling Alley **Completed November 2009**
City of Santa Fe Springs, CA.

MBA was contracted to evaluate a structure built in 1960-61 for significance at the State (CEQA) level of analysis. The City had proposed to demolish the structure complex and our technical report supported an EIR written by Sandra Bauer of Bauer Consulting Inc., Irvine, CA. Mr. Dice performed a historic background assessment and developed a thematic context with which the structure could be evaluated against. The City will allow the removal of the building through demolition but save signage associated with the structure.

Historic Building Survey, Washington Boulevard Redevelopment **Completed Spring 2009**
City of Santa Fe Springs, CA.

MBA was contracted to conduct a historic building survey for a project area located in the City of Santa Fe Springs, County of Los Angeles. The Washington Boulevard Redevelopment project area is located in the City of Santa Fe Springs side of Washington Boulevard, and is bisected by Sorensen Avenue. The purpose of the study was to identify those properties more than 45 year old that may be demolished during planned Redevelopment in the next 25 years. A program-level historic context was developed and existing properties preliminarily assessed against that historic context. The results showed that more 100 individual properties more than 45 years old were located in and near the project area. The evaluation of the historic context and existing properties will allow the City, for the first time, to recommend that the significance of old buildings be considered when undertaking redevelopment in the City limits.

Historic Building Survey, Consolidated Redevelopment **Completed Fall 2008**
City of Santa Fe Springs, CA.

MBA was contracted to conduct a historic building survey for a project area located in the City of Santa Fe Springs, County of Los Angeles. The Consolidated Redevelopment Project Area is located near Gateway Plaza at the intersection of Telegraph Road and Painter Avenue west of Carmenita Road. The purpose of the study was to identify those properties more than 45 year old that may be demolished during planned Redevelopment in the next 25 years. A program-level historic context was developed and existing properties preliminarily assessed against that historic context. The results showed that more 40 individual properties more than 45 years old were located in and near the project area.

Historic Resource Assessment and Phase II Recommendation **Completed 2006**
The Alfa Leisure Property, City of Chino, CA.

This study was a CEQA and NEPA-compliant assessment of the old Chino Sugar Mill, including an historic building survey and photographic assay. The results of the study showed that the structure was a locally significant structure but could not be saved within a reasonable monetary expenditure as the structure was completely unstable. Recommended that a photographic assay and additional historic analysis be undertaken before the structure would be allowed to be demolished.

ASR/HPSR for the Santa Ana Art Wall Project **Completed 2005**
OCTA Tracks/Santa Ana Depot at Santiago Street, City of Santa Ana, CA.

Served as Senior Project Archaeologist to perform an ASR/HRER/HPSR package for the City of Santa Ana for its Caltrans District 12 submission. Construction of the Art Wall was funded by, in part, by the Federal Highway Administration (FHWA). The project was not considered an undertaking exempt from federal cultural resource compliance as governed by Caltrans-FHWA Programmatic Agreement (PA) associated with Section

106 of the National Historic Preservation Act (36 CFR §800). The APE was established in consultation with Cheryl Sinopoli of District 12. Once the APE had been approved by Rail HQ, several unrecorded historic properties were evaluated. Work progressed with Caltrans staff guidance in a reasonable and responsive fashion. Our historic architectural specialist and co-author, Christeen Taniguchi assisted in developing the report. The project allowed interaction between MBA, Caltrans and SHPO, with successful results.

Cultural and Historic Resource Survey for the Patricia Lane Park Project **Completed 2004**
6th and Patricia Lane, City of Santa Ana.

Caltrans-compliant Section 106 Evaluation of a historic project area in the City of Santa Ana.

Cultural Resource Assessments **Completed 2005-2006**
CDBG-Funded City of Corona Projects.

Section 106 Evaluation of 12 project areas in the City of Corona. Included management of Section 106 evaluations of specific properties.

Professional Affiliations

- Member, California Historical Society
- Member, National Trust for Historic Preservation
- RPA

Digital copies of all named documents are available upon request