Appendix E

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

ARCHAEOLOGICAL INFORMATION CENTER
San Bernardino County Museum
2024 Orange Tree Lane (909) 307-2669 x 255
Redlands, CA 92374 FAX (909) 307-0689
rlaska@sbcm.sbcounty.gov

San Bernardino County

19 December 2002

Tamara Schiopu
Albert A. Webb Associates
3788 McCray St.
Riverside, CA 92506

(909) 248-4261

HISTORICAL RESOURCES RECORD SEARCH: 184-acre Project in San Bernardino County

In response to your request for information dated 12 December 2002, a record search has been conducted for the above project on USGS Corona North & Guasti 7.5′ quads.

Historical Resources:

Prehistoric Archaeological Resources:
- 0 prehistoric archaeological sites
- 0 pending prehistoric archaeological sites
- 0 prehistoric isolates

Historic Archaeological Resources (sites older than 50 years of age):
- 0 historic archaeological sites
- 1 pending historic archaeological sites
- 0 historic isolates
- 0 historic structures
- 5+ possible historic structure/archaeological site locations determined from historic maps (maps checked): Thompson, 1917/20; Beasley, 1892; Blackburn, 1932; AAA-various; USGS Corona, 1894/9; USGS Cucamonga, 1894.

Cultural Landscapes:
- 0 cultural Landscapes

Ethnic Resources:
- 0 ethnic resources

Heritage Properties (designated by State and Federal commissions):
- 0 National Register Listed Properties
- 0 National Register Eligible Properties
- 0 California Historic Landmarks
- 0 California Points of Historic Interest

PREVIOUS HISTORICAL RESOURCE INVESTIGATIONS:

Historical resource reports for the project area include:

4 Area-specific survey reports
5 General area overviews

In addition to the Center's historical resources files, the following publications, manuscripts or correspondence also were consulted:

American Association for State and Local History
1989 National Register of Historic Places, 1966-1988. Nashville, TN.

California Office of Historic Preservation
1986 Survey of Surveys: A Summary of California's Historical and Architectural Resource Surveys.

1988 Five Views: An Ethnic Sites Survey for California.

1997 California Historical Landmarks.

1992 California Points of Historical Interest.

2002 Listing of National Register Properties--Records entered into the OHP computer file--received quarterly.

2002 Inventory of Historic Structures--Records entered into the OHP computer file of historic resources-received quarterly.

San Bernardino County Museum

1980 Historical Landmarks of San Bernardino County. Quarterly of the San Bernardino County Museum Association 28(1-2).

SENSITIVITY OF PROJECT AREA FOR HISTORICAL RESOURCES:

Based upon the above information, available historical records and maps, and comparisons with similar environmental localities, the sensitivity assessment for this project area is:

Prehistoric Archaeological Resources	Moderate
Historic Archaeological Resources	High
Historic Resources	High
Cultural Landscapes	Unknown
Ethnic Resources	Unknown

Comments: APE is adjacent to the boundaries of the historic Rancho Jurupa. Potential for Historic & Historic Archaeological Resources associated with the Rancho and historic sites shown on historic maps.

RECOMMENDATIONS:

1. A field survey should be conducted by a qualified professional for historical resources within portions of the project area not previously surveyed for such resources.

2. Contact the San Bernardino County Archives for information on historical property records. Contact them at 777 E. Rialto Ave., San Bernardino, CA 92415-0795, or call for an appointment (909) 387-2030.

3. Contact the Native American Heritage Commission for information regarding sacred lands. Contact the Commission at 915 Capitol Mall, Room 364, Sacramento, CA 95814 or (916) 653-4082.

4. Inventory all historical resources, including archaeological and historic resources older than 50 years, using appropriate State record forms, following guidelines in the California Office of Historic Preservation's handbook "Instructions for Recording Historical Resources". Submit two (2) copies of the completed forms to the San Bernardino County Archaeological Information Center for the assignment of trinomials.

5. Evaluate the significance and integrity of all historical resources within the project area, using criteria established in Appendix K of the CEQA Guidelines for important archaeological resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.

6. Propose mitigation measures, and recommend condition of approval (if a local government action), to eliminate adverse project effects to significant, important and unique historical resources, following appropriate CEQA and/or National Historic Preservation Act–Section 106 guidelines.

7. Prepare a technical resources management report, documenting the inventory, evaluation and proposed mitigation of resources within the project area (following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, Preservation Planning Bulletin 4(a), December 1989). Submit one copy of the completed report (with original illustrations) to the San Bernardino County Archaeological Information Center for permanent archiving.

A CEQA Initial Study of "**MAYBE**" for potential adverse environmental impact to historical resources is warranted unless it can be documented by a qualified professional that NO resources older than 45 years in age exist on the property. Implementation of the above recommendations will ensure that existing historical resources will be inventoried and evaluated, and that appropriate mitigation measures will be recommended to avoid adverse impacts.

If appropriate mitigation measures are not proposed for significant historical resources within the project area, then subsequent destruction of these resources may violated the California Environmental Quality Act, Nation Environmental Policy Act, National Historic Preservation Act, California codes or various local government ordinances.

If prehistoric or historic artifacts over 50 years in age area encountered during land modification, than activities in the immediate area of the finds should be halted and an on-site inspection should be performed immediately by a qualified archaeologist. This professional will be able to assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the Federal National Environmental Policy Act.

If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543, (760) 955-8535 in Victorville, (760) 365-1668 in Yucca Valley or (760) 326-4825.

The County of San Bernardino requests that historical resource data and artifacts collected within this project area be permanently curated at a repository within the County. Per a State Historical Resources Commission motion dated 7 Feb 1992, the repository selected should consider 36 CFR 79, Curation of Federally-owned and Administered Archaeological Collection; Final Rule, as published Federal Register, 12 Sept 1990, or a later amended for, for archival collection standards.

If you have any further questions, please, contact me at (909) 307-2669 x 255, Monday through Friday between 8 AM and 4 PM.

Robin E. Laska
Assistant Center Coordinator

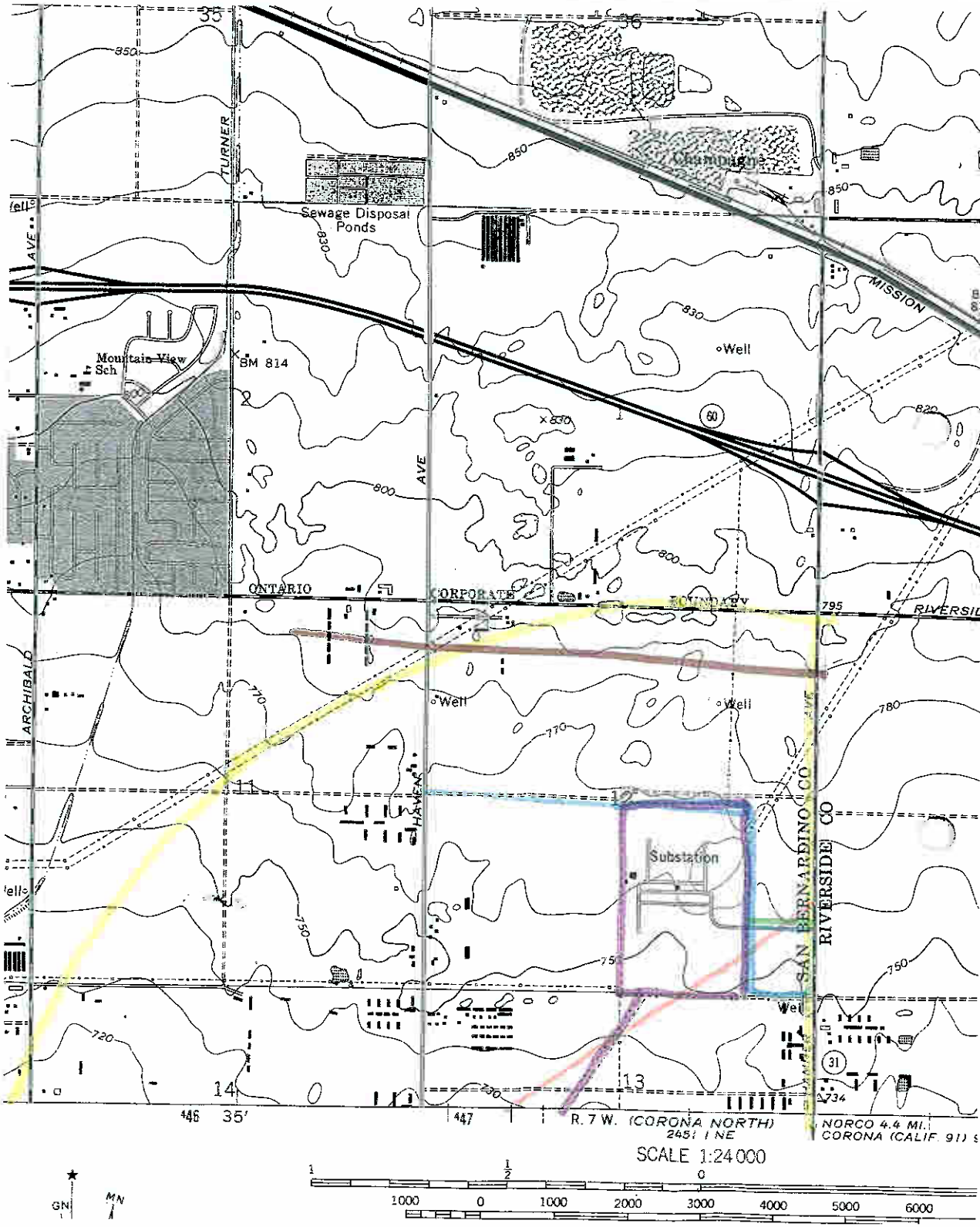
Prado Dam Quad

Sites/Isolates

- PSBR-174

Reports

- 1061199
- 1061029
- 1061358
- 1062162

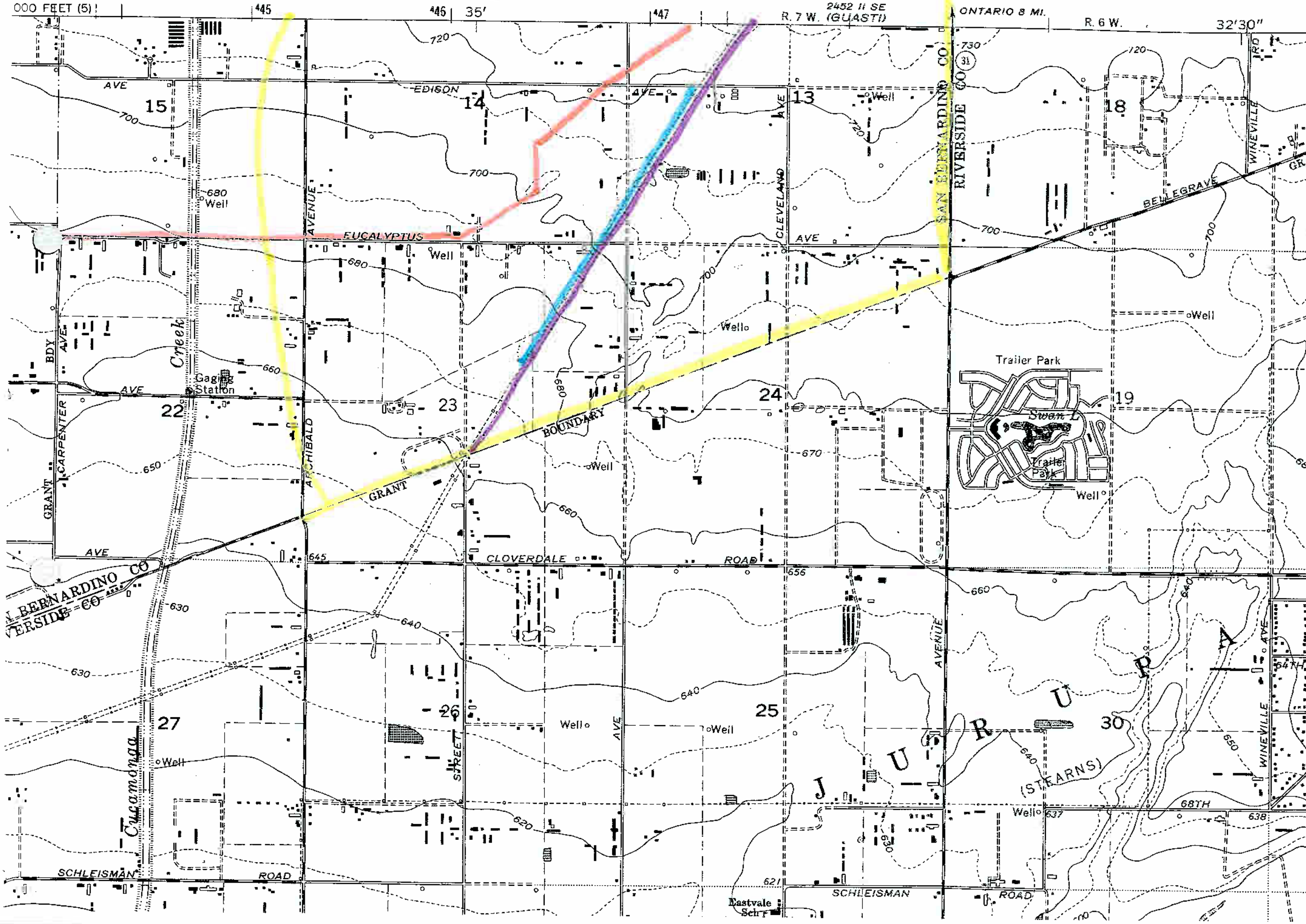


:RIOR

Corona North Quad
No Sites /

Reports
— 1064.99
— 1061029
— 1061358

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES



USGS Corona S, 1894/9

Structures Roads/Trails

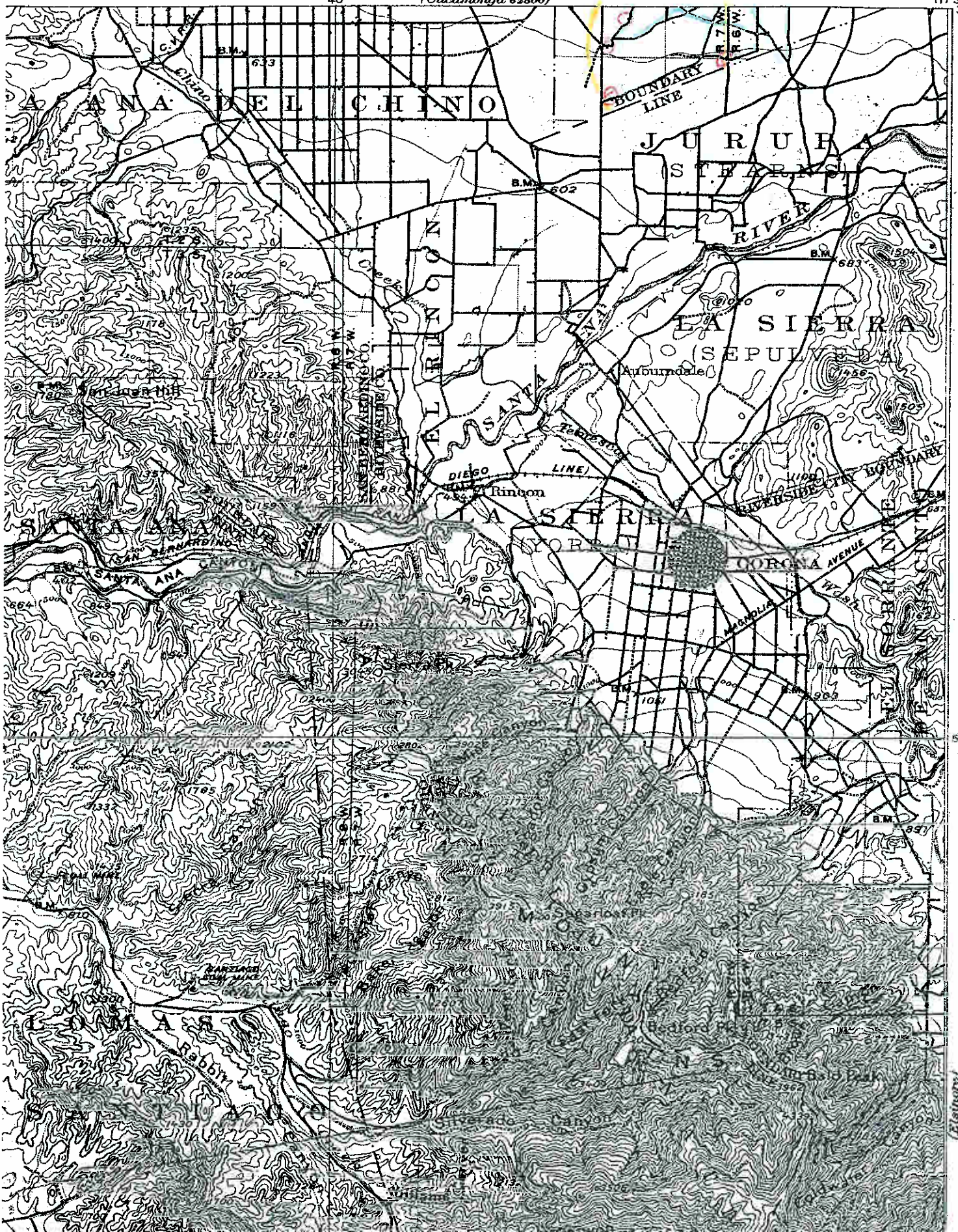
Stuart L. Peck

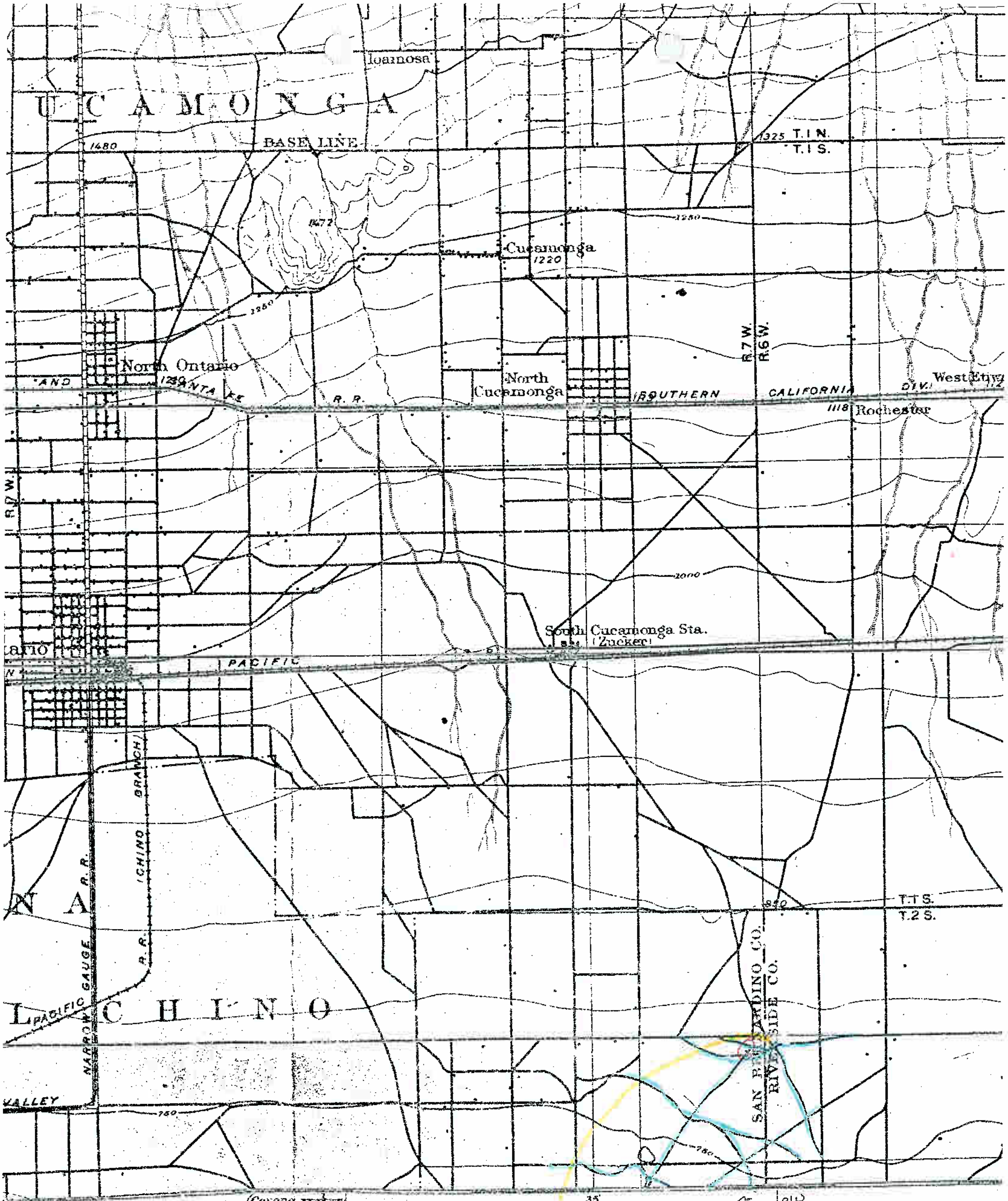
CALIFORNIA
CORONA QUADRANGLE

(Cucamonga 62500)

(San Bernardino 62500)

453824.6
3762074.0





Scale 1/62500

1 Miles

5 Kilometers

Contour interval 50 feet.

Edition

T1 6W

USGS Cucamonga S. 1894

○ Structures

— Roads/Trails

PSBR-1 PH

JUAN BAUTISTA DE ANZA

NATIONAL TRAIL STUDY

FEASIBILITY STUDY

AND

ENVIRONMENTAL ASSESSMENT

No Site Record

Western Regional Office
National Park Service
August, 1986

97-pp

Document No.: 1061029 Unpublished Report
FOSTER, JOHN M. AND ROBERTA S. GREENWOOD

1980 CULTURAL RESOURCE OVERVIEW FOR THE SERRANO SUBSTATION TO MIRA LOMA SUBSTATION TRANSMISSION ROUTE ALTERNATIVE CORRIDOR RIGHT-OF-WAY. GREENWOOD AND ASSOCIATES. SUBMITTED TO SOUTHERN CALIFORNIA EDISON COMPANY. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.

Last Update: 04/05/1989 Cataloged by: WRO-CA-03 on 02/22/1989
Keywords: PREHISTORIC (1), HISTORIC (1), ARCHAEOLOGICAL SURVEY REPORT (1), ADOBE STRUCTURE (1), OPEN HABITATION SITES (1), BEDROCK SLICKS (1), VILLAGES (1), LITHIC SCATTERS (1), BEDROCK MORTARS (1), SHELL MIDDENS (1), FOOD PROCESSING SITES (1), ROCK ART (1), PICTOGRAPHS (1), PETROGLYPHS (1), CUPULES (1), ROCKSHELTERS (1), BUILDING FOUNDATIONS (1), STONE WALLS (1), BURIALS (1), FIRE HEARTHS (1), CREMATIONS (1), TRAILS (1), POTTERY (3), GROUND STONE (3), FLAKED LITHICS (3), HAMMERSTONES (3), BASALT (3), JASPER (3), GRANITE (3), BOTTLE GLASS (3), PROJECTILE POINTS (3), COGSTONES (3), DISCOIDAL STONES (3), CHARMSTONES (3), OBSIDIAN (3), INCISED STONE (3), SHELL BEADS (3), RHYOLITE (3), SANDSTONE (3), GABBRO (3), CHALCEDONY (3), AGATE (3), BONE WHISTLES (3), STEATITE (3), ARROWSHAFT STRAIGHTENERS (3), DOUGHNUT STONES (3), BONE NEEDLES (3), DACITE (3), QUARTZITE (3), SILTSTONE (3), STONE PIPE (3), FELSITE (3), QUARTZ (3), INTERMONTANE VALLEY (4), SANTA ANA RIVER (4), PRADO BASIN (4), PENINSULAR RANGES (4), USGS PRADO DAM 7.5' QUAD (4), USGS GUASTI 7.5' QUAD (4), USGS CORONA NORTH 7.5' QUAD (4), CA-RIV-653/H (4), CA-RIV-652 (4), CA-RIV-675 (4), CA-RIV-807 (4), CA-RIV-808/H (4), CA-RIV-1040 (4), CA-RIV-1041 (4), CA-RIV-1042 (4), CA-RIV-1043 (4), CA-RIV-1094 (4), CA-RIV-1098 (4), CA-RIV-1229 (4), CA-RIV-1230 (4), CA-RIV-1258 (4), CA-RIV-1259 (4), CA-RIV-1436 (4), CA-RIV-1437 (4), CA-RIV-1438 (4), CA-RIV-1439 (4), CA-RIV-1441 (4), CA-RIV-1442 (4), CA-RIV-1443 (4), CA-RIV-1444/H (4), CA-RIV-1445 (4), CA-RIV-1446 (4), CA-RIV-1447 (4), CA-RIV-1448 (4), CA-RIV-1449 (4), CA-RIV-1450 (4), CA-RIV-1451/H (4), CA-RIV-1452 (4), CA-RIV-1453 (4), CA-RIV-1626 (4), CA-RIV-1653 (4), CA-RIV-1654 (4), CA-RIV-1801 (4), CA-RIV-1039H (4), CA-RIV-1044H (4), CA-SBR-270 (4), CA-SBR-897 (4), CA-SBR-898 (4), CA-SBR-899 (4), CA-SBR-900 (4), CA-SBR-902 (4), CA-SBR-1543 (4), CA-SBR-1570 (4), CA-SBR-2067 (4), CA-SBR-2068 (4), CA-SBR-2259 (4), CA-SBR-2317/H (4), CA-SBR-2260 (4), CA-SBR-1608 (4), CA-SBR-3023 (4), CA-SBR-3690 (4), CA-SBR-4032 (4), CA-ORA-318H (4), CA-ORA-89 (4), CA-ORA-132 (4), CA-ORA-184 (4), CA-ORA-237 (4), CA-ORA-238 (4), CA-ORA-239 (4), CA-ORA-240 (4), CA-ORA-247 (4), CA-ORA-277 (4), CA-ORA-304 (4), CA-ORA-317 (4), CA-ORA-319 (4), CA-ORA-320 (4), CA-ORA-321 (4), CA-ORA-369 (4), CA-ORA-479 (4), CA-ORA-517 (4), CA-ORA-519 (4), CA-ORA-541 (4), CA-ORA-546 (4), CA-ORA-548 (4), CA-ORA-555 (4), CA-ORA-556 (4), CA-ORA-557 (4), CA-ORA-585 (4), CA-ORA-586 (4), CA-ORA-587 (4), CA-ORA-588 (4), CA-ORA-589 (4), CA-ORA-590 (4), CA-ORA-591H (4), CA-ORA-592 (4), CA-ORA-593 (4), CA-ORA-625 (4), CA-ORA-626 (4), CA-ORA-643 (4), CA-ORA-644 (4), CA-ORA-645 (4), CA-ORA-646 (4), CA-ORA-702 (4), CA-ORA-770 (4), CA-ORA-774 (4), 80-9.15 (7)

Document No.: 1061358 Unpublished Report
MACKO, MICHAEL E., EDWARD B. WEIL, JILL WEISBORD, AND JOHN COOPER

1983 FINAL REPORT: MIRA LOMA-SERRANO 500 KV DC AND SERRANO-VILLA PARK 220 KV TRANSMISSION LINE PROJECT. APPLIED CONSERVATION TECHNOLOGY, INC. SUBMITTED TO SOUTHERN CALIFORNIA EDISON COMPANY. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.

Last Update: 06/17/1992 Cataloged by: WRO-CA-03 on 04/24/1989
Keywords: PREHISTORIC (1), HISTORIC (1), CULTURAL HISTORY (1), ARCHAEOLOGICAL TESTING (1), FOOD PROCUREMENT SITES (1), FOOD PROCESSING SITES (1), ENCINITAS (2), GROUND STONE (3), FLAKED LITHICS (3), CHERT (3), OBSIDIAN (3), BASALT (3), METARHYOLITE (3), ARGILLITE (3), QUARTZITE (3), SHELL BUTTON (3), METAL HARDWARE (3), GLASS BOTTLES (3), PROJECTILE POINTS (3), SCHIST (3), STONE BEAD (3), HEMATITE (3), INTERMONTANE VALLEY (4), PRADO BASIN (4), TRANSVERSE RANGES (4), PENINSULAR RANGES (4), USGS PRADO DAM 7.5' QUAD (4), USGS CORONA NORTH 7.5' QUAD (4), USGS GUASTI 7.5' QUAD (4), CA-ORA-614/H (4), CA-SBR-3690 (4), CA-SBR-4032 (4), CA-SBR-5096 (4), CA-SBR-5097/H (4), C14 DATING (5), OBSIDIAN HYDRATION (5), 1070+/-100 BP (UCR-1588) CA-SBR-03690 (5), 2380+/-130 BP (UCR-1589) CA-SBR-03690 (5), 1530+/-100 BP (UCR-1590) CA-SBR-03690 (5), MIRA LOMA-SERRANO PROJECT (6), SERRANO-VILLA PARK PROJECT (6), 83-2.6 (7)

Document No.: 1061499 Unpublished Report
FOSTER, JOHN M. AND ROBERTA S. GREENWOOD

1985 CULTURAL RESOURCES OVERVIEW: CALIFORNIA PORTION, PROPOSED PACIFIC TEXAS PIPELINE PROJECT. GREENWOOD AND ASSOCIATES. SUBMITTED TO ENGINEERING-SCIENCE. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.

Last Update: 05/26/1989 Cataloged by: WRO-CA-03 on 05/26/1989
Keywords: PREHISTORIC (1), LITERATURE REVIEW (1), CULTURAL HISTORY (1), INTERMONTANE VALLEY (4), SANTA ANA RIVER (4), SAN BERNARDINO VALLEY (4), USGS ONTARIO 7.5' QUAD (4), USGS REDLANDS 7.5' QUAD (4), USGS CORONA NORTH 7.5' QUAD (4), USGS GUASTI 7.5' QUAD (4), USGS FONTANA 7.5' QUAD (4), USGS SAN BERNARDINO SOUTH 7.5' QUAD (4), USGS PRADO DAM 7.5' QUAD (4), NO RESOURCES (4), 85-7.4A-B (7)

Document No.: 1062162 Unpublished Report
BEAN, LOWELL JOHN, AND SYLVIA BRAKKE VANE

1979 CULTURAL RESOURCES AND THE DEVERS-MIRA LOMA 500 KV TRANSMISSION LINE ROUTE (VALLEY TO MIRA LOMA SECTION) A STUDY OF THE PALEONTOLOGY, HISTORY AND ARCHAEOLOGY OF THE VICINITY OF THE LINE. CULTURAL SYSTEMS RESEARCH, INC. SUBMITTED TO SOUTHERN CALIFORNIA EDISON CO. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.

Last Update: 10/16/1990 Cataloged by: WRO-CA-03 on 10/16/1990
Keywords: PREHISTORIC (1), HISTORIC (1), ARCHAEOLOGICAL RECONNAISSANCE REPORT (1), BEDROCK METATES (1), CAIRN (1), LITHIC SCATTER (1), FOOD PROCESSING SITES (1), BEDROCK MORTARS (1), ROCK ART SITE (1), PICTOGRAPHS (1), LITHIC QUARRY (1), VILLAGES (1), RESIDENTIAL SITE (1), GRANITE QUARRY (1), HOUSE PIT (1), LATE PREHISTORIC (2), MILLING STONE (2), COTTONWOOD (2), FLAKED LITHICS (3), GROUND STONE (3), OBSIDIAN (3), GRANITE (3), POTTERY (3), PROJECTILE POINT (3), INTERMONTAINE VALLEY (4), JURUPA MOUNTAINS (4), CA-RIV-1078 (4), CA-RIV-714 (4), CA-RIV-1148 (4), CA-RIV-883 (4), CA-RIV-1442 (4), CA-RIV-1449 (4), CA-RIV-1450 (4), CA-RIV-807 (4), CA-RIV-114 (4), CA-RIV-1241 (4), CA-RIV-1448 (4), USGS GUASTI 7.5' QUAD (4), 79-3.12 (7)

USGS CORONA NORTH 7.5' QUAD
Overview Reports

Document No.: 1060273 Unpublished Report
LEONARD III, N. NELSON
1975 SANTA ANA RIVER PROJECT, DESCRIPTION AND EVALUATION OF CULTURAL RESOURCES AND APPENDICES: FIELD DATA. ARCHAEOLOGICAL RESEARCH UNIT, UCR. SUBMITTED TO U.S. ARMY CORPS OF ENGINEERS. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.
Last Update: 04/05/89 Cataloged by: WRO-CA-03 on 11/23/88

Document No.: 1060274 Unpublished Report
ROSENTHAL, E. JANE
1979 A CULTURAL RESOURCE SURVEY OF THE PROPOSED SANTA ANA RIVER HIKING/BIKING TRAIL IN THE PRADO FLOOD CONTROL BASIN. CALIFORNIA STATE UNIVERSITY AT LONG BEACH. SUBMITTED TO U.S. ARMY CORPS OF ENGINEERS. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.
Last Update: 04/05/89 Cataloged by: WRO-CA-03 on 11/23/88

Document No.: 1060275 Unpublished Report
TOBEY, RONALD C., TERRY D. SUSS, AND LARRY BURGESS
1977 HISTORICAL RESOURCE SURVEY, PRADO FLOOD CONTROL BASIN, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA. DEPARTMENT OF HISTORY, UCR. SUBMITTED TO U.S. ARMY CORPS OF ENGINEERS. CONTRACT NO. DACW09-76-M-1442. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.
Last Update: 04/05/89 Cataloged by: WRO-CA-03 on 11/23/88

Document No.: 1060447 Unpublished Report
SCOTT, M. B.
1976 DEVELOPMENT OF WATER FACILITIES IN THE SANTA ANA RIVER BASIN, CALIFORNIA, 1810-1968. M. B. SCOTT. SUBMITTED TO U.S. GEOLOGICAL SURVEY. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.
Last Update: 04/05/89 Cataloged by: WRO-CA-03 on 12/07/88

Document No.: 1061837 Unpublished Report
GOLDBERG, SUSAN K. AND JEANNE E. ARNOLD
1988 PREHISTORIC SITES IN THE PRADO BASIN, CALIFORNIA: REGIONAL CONTEXT AND SIGNIFICANCE EVALUATION. INFOTEC. SUBMITTED TO U.S. ARMY CORPS OF ENGINEERS. CONTRACT NO. DACW09-86-D-0034. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.
Last Update: 06/17/92 Cataloged by: WRO-CA-03 on 06/30/89

USGS GUASTI 7.5' QUAD
Overview Reports

Document No.: 1060447 Unpublished Report

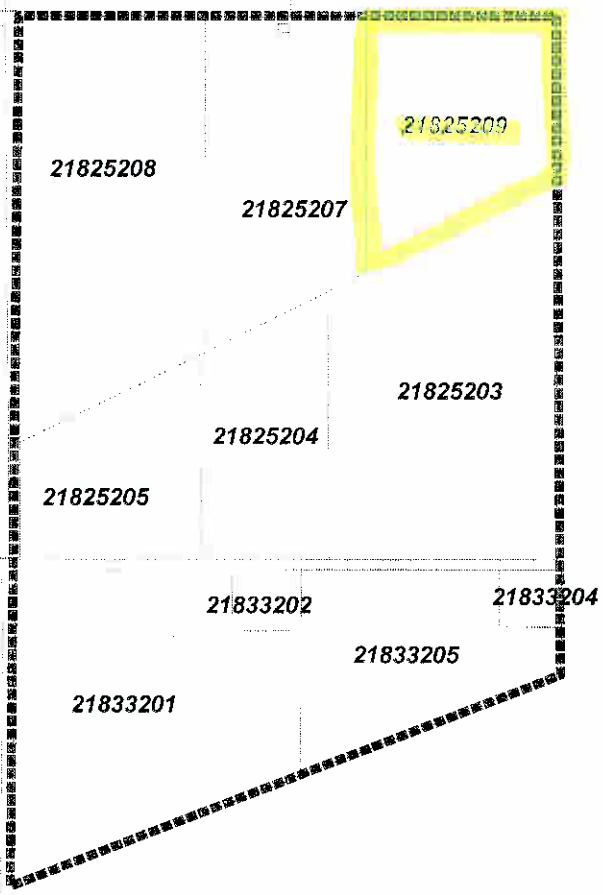
SCOTT, M. B.

1976 DEVELOPMENT OF WATER FACILITIES IN THE SANTA ANA RIVER BASIN, CALIFORNIA, 1810-1968. M. B. SCOTT. SUBMITTED TO U.S. GEOLOGICAL SURVEY. UNPUBLISHED REPORT ON FILE AT S.B. CO. MUSEUM, 2024 ORANGE TREE LANE, REDLANDS, CA 92374.

Last Update: 04/05/89 Cataloged by: WRO-CA-03 on 12/07/88

02-0393

Legacy Specific Plan



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

Primary #
HRI #
Trinomial
NRHP Status Code

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 *Resource Name or #: (Assigned by Recorder) 11111 E Edison Avenue

P1. Other Identifier

*P2. Location ☐ Not for Publication ☑ unrestricted

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

*b. USGS 7.5' Qua Date T ; R ; 1/4 of 1/4 of Se ; B.M

c. Address 11111 E Edison Avenue City: Ontario Zip 91761-2718

d. UTM: (Give more than one fr large and/or linear resources) Zone ; mE/ mN

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

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

Parcel no. 21825209 of 20.94 acres and includes one building. It is located on the west side of Milliken Avenue. The property boundary is limited to the parcel itself. This property is a single family residence. In addition to the house, the property has wooden fencing.

Building A is a single family residence that was constructed in 1955 in the Minimal Traditional style. It is located slightly west of the center of the northern property boundary and faces north. It is a one story, compound box plan. The principal façade is asymmetrical and has three bays. The house sits on an unknown foundation. The exterior is clad smooth stucco. It is covered by a moderately pitched, hipped roof made of composition shingles. It has no dormers. The house has one brick chimney located on the western slope of the roof of the main house. There- (--See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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

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

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

1955

*P7. Owner and Address:

Bidart Trust;, Pietersma Ronald;K T

800 Wilshire Blvd #1500

Los Angeles, CA 90017

*P8. Recorded by:

Claudia Harbert

Architectural Historian

Galvin & Associates

4018 Effie Street LA, CA 90029

0

*P9. Date Recorded: 3/27/2004

*P10. Survey Type (Describe)

Survey - Reconnaissance

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

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

P3a. Description (continued):

is a primary roof entrance porch. It is located on the north elevation. The main entry is located on the left side of the north elevation of the main part of the house, under the porch roof and is not visible from the street. Other entries include the two bays of the attached garage, which appear to be contemporary metal roll-up doors. There are three windows on the primary elevation. They are asymmetrically spaced and consist of aluminum sliders, one located to the left of the garage doors, and one on either side of the main entrance. Other windows throughout the house are not visible from the street. There are no decorative elements attached to this house. Landscaping elements include a flat lawn and mature trees. The condition of the building is good.

State of California—The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
PRIMARY RECORD	Trinomial
	NRHP Status Code
Other Listings	
Review Code	Reviewer Date

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder)

P1. Other Identifier:

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

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

***b. USGS 7.5' Quad** Corona North **Date** 1980

T 2S ; **R** 7W ; _ **? of** S1/2**? of Sec**; 13; ___**B.M.**

c. Address 11111 East Edison Avenue City Ontario Zip 91761-2718

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

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

NW corner of property:	NE corner of property:	SW corner of property:	SE corner of property:
Easting: 448114.77	Easting: 448419.11	Easting: 448116.04	Easting: 448417.83
Northing: 3761980.70	Northing: 3761978.16	Northing: 761695.47	Northing: 3761695.47

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

The property addressed as 11111 East Edison Avenue is located in Ontario, California (hereinafter the subject property). The subject property is bounded on the north by Edison Avenue, on the east by South Miliken Avenue, and on the west and south by adjacent property boundaries. The subject property is located approximately 1 mile west of *(continued)*

***P3b. Resource Attributes:** (List attributes and codes) HP2, HP33

***P4. Resources Present:**

■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View south toward subject property from East Edison Avenue

***P6. Date Constructed/Age and Source:**

■ Historic □ Prehistoric □ Both

Built in 1955, Assessor's records and property owner

***P7. Owner and Address:** Bidart Trust; Ronald Pietersma,800 Wilshire Boulevard, Suite 1500, Los Angeles, California, 90017

***P8. Recorded by:** (Name, affiliation, and address) Melissa Rees, M. A., Architectural Historian, Statistical Research, Inc. 6099 East Speedway Boulevard, Tucson, Arizona, 85712

***P9. Date Recorded:** 06-20-2006

***P10. Survey Type:** (Describe) Intensive survey

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

***Attachments:**

□NONE	■ Continuation Sheet	□District Record	□Rock Art Record
■Location Map	■ Building, Structure, and Object Record	□Linear Feature Record	□Artifact Record
□Sketch Map •	□ Archaeological Record	□Milling Station Record	□Photograph Record
□ Other (List):			

Highway 15. The subject property parcel is rectangular and occupied by two structures located on the northern portion of the property, whereas the remainder of the property is unimproved pastureland. The subject property is 18.2 acres. Historically, the subject property has been used as a dry-lot dairy.

According to the San Bernardino County Assessor's records, the subject property was reportedly improved with one single-family residence built in 1955 and a detached two-car garage built ca. 2002. The subject property house and garage are accessed via a circular driveway, and a modern, three-rail PVC ranch fence surrounds the house, garage, and driveway. The surrounding area is primarily agricultural in use. The west adjacent property is used as a dairy, while the north, south, and east adjacent properties appear to be occupied by agricultural land improved with residences.

The subject property house is an example of the Ranch style of architecture, which was conceived in southern California in the mid-1930s. By the 1950s, it had become the most popular style of domestic architecture in the United States. In keeping with the Ranch style of architecture, the subject property house is single-story, U-shaped in form, with a broad façade. A low-pitched, cross-gable roof with wide overhanging eaves caps the house. Two projecting wings of unequal proportions frame the side-gable front façade. The front entrance is offset to one side, visually reinforcing the asymmetrical arrangement of the front façade. Beneath the front windows are decorative brackets, which are likely original to the house.

The subject property house was built on the Dykstra dairy farm in Artesia, California; in 1971, it was moved to its current location on East Edison Avenue in Ontario, California, where the Dykstras took residency. The Dykstra Dairy was owned and operated by John Dykstra, who emigrated in the 1930s from the Netherlands to the United States when he was 18. Upon his arrival, Dykstra worked as a milker on a small dairy farm, but by the 1940s he owned his own dairy operation in Artesia (John Dykstra, Jr., personal communication 2006). His dairy was successful and became a multi-generational family business. His sons continue to operate dairies in California and Iowa. Dykstra sold the land where the subject property house was originally located and relocated the family operation to central California.

Because the foundation and chimney of the original structure could not be relocated to the new site when the house was moved, a new foundation and chimney were constructed at the subject property prior to the 1971 delivery of the house. In addition to the new foundation and chimney, the fenestration has been updated with modern aluminum windows throughout the structure, a steel front door, and French rear doors. A brick veneer was added to the stucco wall surface of the front façade during the 2002 renovation of the property. The same brick was used to create a lamppost and wall along the front of the house. Other changes to the house's exterior included the updated roofing shingles, the terra-cotta tile on the rear porch, and a detached block grill. The interior also was completely remodeled.

State of California—The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 **of** 6 ***Resource Name or #** (Assigned by recorder) _____ ***NRHP Status Code** 6Z

B1. Historic Name: none

B2. Common Name: 11111 East Edison Avenue

B3. Original Use: single-family residence **B4.** Present Use: dairy/ residence ***B5. Architectural Style:** Ranch style house

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

Built in 1955, the house was moved in 1971 from its original location in Artesia, California, to the property at 11111 East Edison Avenue, Ontario, California. Because the original foundation and chimney could not be moved with the house, a new foundation and chimney was constructed in 1971 at its current location. In addition to the new foundation and chimney, the building's fenestration has been updated with modern aluminum windows, a steel front door, and French rear doors. A brick veneer was added to the stucco wall surface of the front façade during the 2002 renovation of the property. The same brick was used to create a lamppost and wall along the front of the house. Other changes to the house's exterior included the updated roofing shingles, terra-cotta tile on the rear porch, and a detached block grill. The interior also was completely remodeled. A detached two-car garage and circular driveway were added to the subject property ca. 1971.

***B7. Moved?** □ **No** ■ **Yes** □ **Unknown** **Date:** 1971 **Original Location:** Artesia

***B8. Related Features:** HP2, HP33

B9a. Architect: unknown **b. Builder**: unknown

***B10. Significance: Theme** dairy farms **Area** Ontario, California

Period of Significance 1955–1971 **Property Type** Ranch style architecture

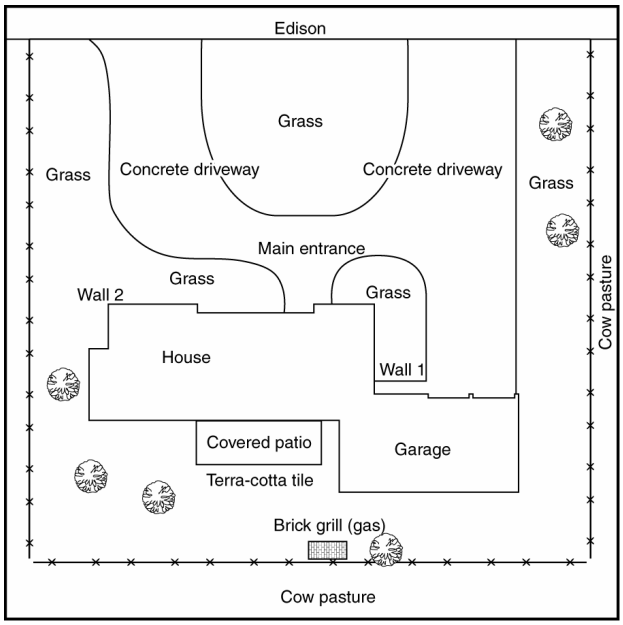
Applicable Criteria CEQA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property has been evaluated within the historic context established for the New Model Colony (Galvin & Associates 2004). Based on this evaluation, the subject property is not recommended as eligible for listing in the California Register of Historical Resources. The minimum characteristics that are necessary to identify a pre-1959 Ranch-style residence as associated with its identified historic context are: one story; large, expansive, horizontally emphasized rambling plan; low-pitched gabled, hipped, or intersection gable roofs with expansive overhanging open or boxed eaves; wood shingle roofs with wide overhanging eaves and wood-cased, multi-light windows; square or diamond pattern lights on the windows; U-shaped, L-shaped, or S-shaped plan; attached garage; breeze port and covered walkway; wide prominent chimney; use of combined siding materials such as horizontal wood siding combined with board and batten siding and smooth stucco with some type of contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on the principal façades; integral or recessed front porches; concrete slab foundation; multi-light picture window or just one large picture window; plain post porch supports; glazed and paneled doors; single width entry door; sliding glass doors facing the rear of the residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. It may include landscaping features, but these are not essential.

This residence has a degree of low integrity because it was moved out of its original dairy context, and it is lacking some of its original features (the original chimney, wood shingles, and the foundation).

Based on archival research and interviews with Mrs. Kristine Pietersma and Mr. John Dykstra, Jr., the subject property did not make a significant contribution to the local dairy industry, nor were the Dykstras significant persons within the local community or the dairy industry. As a result, the subject property is not eligible for listing in the California Register of Historical Resources under Criteria 1, 2, and 4. *(continued)*



(This space reserved for official comments.)

The setting of the subject property is not comparable to the original location of the Dykstra house, as the Dykstra Dairy contained other auxiliary buildings and structures related to the dairy industry. Furthermore, the subject property house has undergone several renovations since its inception, resulting in a low degree of integrity. These alterations, such as the replacement windows and doors and the brick veneer on the front façade, have diminished the historic integrity of materials, feeling, and the structure's design, association. Therefore, the subject property is not recommended eligible for listing in the California Register of Historical Resources under Criteria 3.

B11. Additional Resource Attributes: (List attributes and codes) HP2

***B12. References:**

Bureau of Land Management. *Land Patent and Homestead Records*. Accession/Serial No. CACAAA 084467, Frank C. Duncanson, December 17, 1898.

Bureau of Land Management. *Land Patent and Homestead Records*. Accession/Serial No. CACAAA 073484, Southern Pacific Railroad Company.

Galvin & Associates
2004 *The City of Ontario's Historic Context for the New Model Colony Area*. Galvin & Associates, Sacramento, California. Submitted to the City of Ontario Planning Department, Ontario, California. Copies available from the City of Ontario Planning Department, Ontario, California.

John Dykstra, Jr., personal communication, June 16, 2006.

Kristine Pietersma, personal communication, June 15, 2006.

McAlester, Virginia, and Lee McAlester
2000 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

National Park Service
1998 *How to Apply the National Register Criteria of Evaluation.* National Register Bulletin 15. USDI National Park Service, Washington, D.C.

San Bernardino County Tax Assessor. *Assessors Map Book* 0218:25.

B13. Remarks: None

***B14. Evaluator:** Melissa Rees, M.A.
Architectural Historian
Statistical Research, Inc.
6099 E. Speedway Boulevard
Tucson, AZ 85712

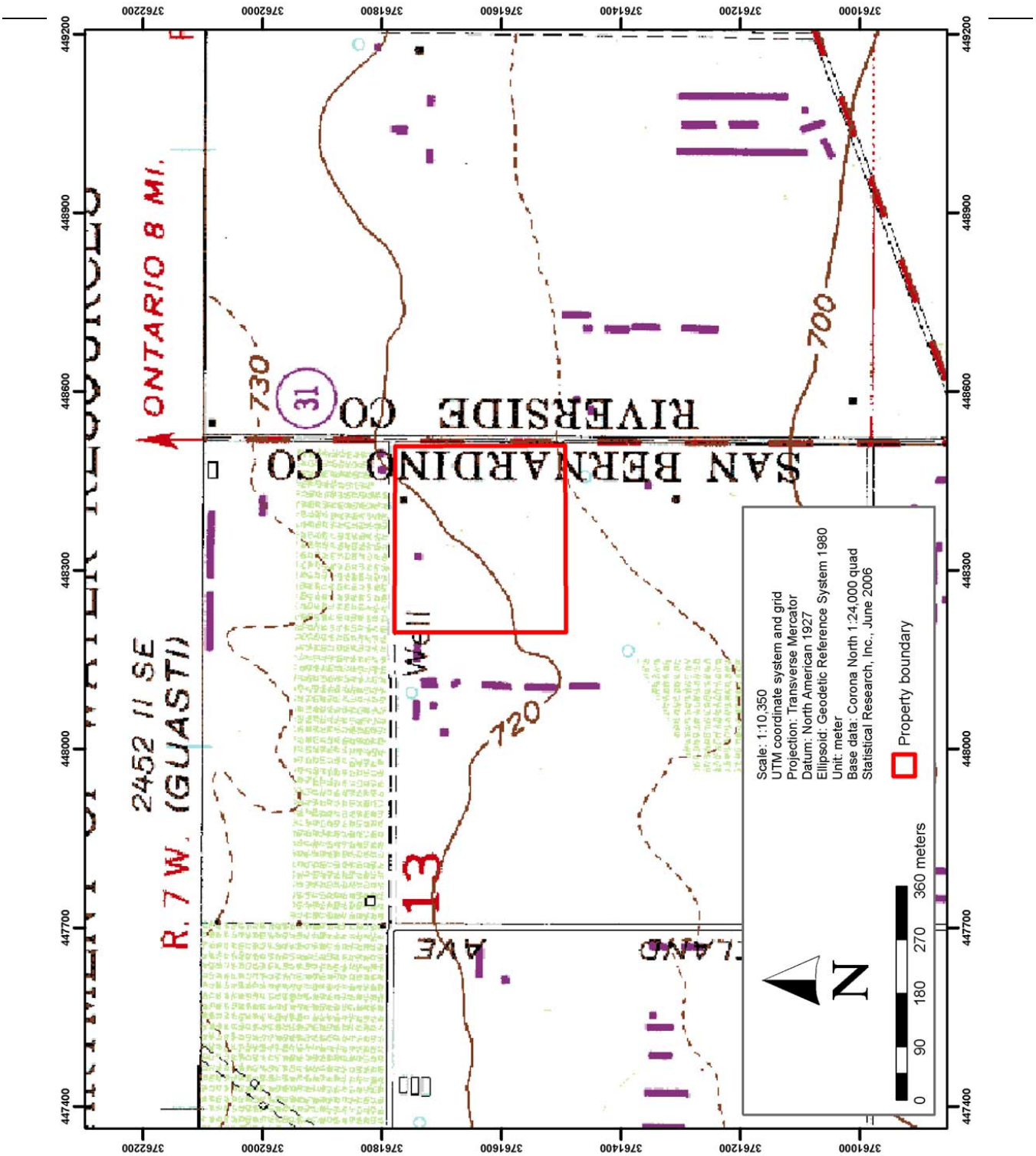
***Date of Evaluation:** June 19, 2006

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

Primary #
HRI#
Trinomial

Resource Name or # (Assigned by recorder)

***Map Name:** _____ ***Scale:** _____ ***Date of map:** _____



*Required information

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

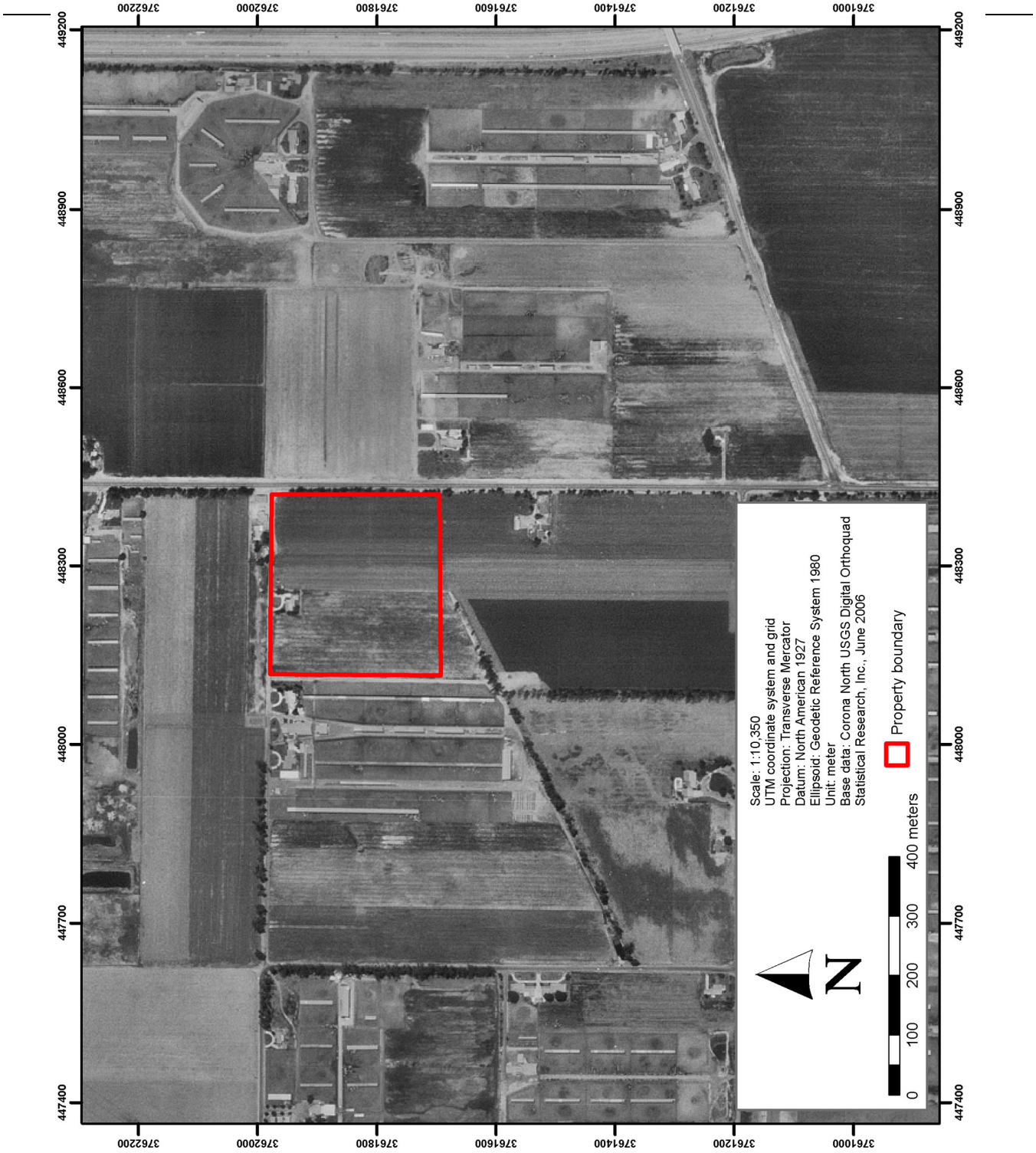
LOCATION MAP

Primary #
HRI#
Trinomial

***Map Name:** _____

***Resource Name or #** (Assigned by recorder)

***Scale:** _____ ***Date of map:**



L&L ENVIRONMENTAL, INC.

BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

A REVISED PHASE 1 ARCHAEOLOGICAL SURVEY AND PALEONTOLOGICAL RECORDS SEARCH OF THE WESTRA DAIRY RESIDENTIAL PROJECT, CITY OF ONTARIO, CALIFORNIA

Final

FHG-01-241

Proponent:
Mr. Kevin Manning
Forecast Homes Group
3650 Bedford Canyon Road
Corona, CA. 91721

Prepared by:
Michael Dice, M.A.
Leslie Nay Irish, Principal
L & L Environmental, Inc.
1269 Pomona Road, Suite 102
Corona, CA. 92882

January 10, 2002

Keywords: Historic land use, San Bernardino County, City of Ontario, Westra Dairy

USGS *Corona North, CA.* 7.5' Topographic Quadrangle Map

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LIST OF FIGURES

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LIST OF APPENDICES

MANAGEMENT SUMMARY

At the request of Mr. Kevin Manning of Forecast Homes Group, L.P. (FHG) L & L Environmental, Inc. (L&L) has conducted a Phase I Archaeological resource survey on four parcels that are part of a proposed residential project located in the City of Ontario, California. This study took place on APN#218-252-004, 218-252-005, 218-332-001 and 218-332-002, and the total amount of land covered by these parcels is about 70 acres. This set of parcels defines the entire Study Area for the Phase 1 archaeological survey.

The purpose of this report is to define the location of the study area, identify all potentially significant archaeological and paleontological resources situated within the study area and, if impacted by the proposed development, propose recommendations for mitigation. This report follows the ARMR archaeological reporting format. Section 1 of this report reviews the study area location and environment. Section 2 reviews the cultural setting of the study area. Section 3 reviews the methods followed by the study. Section 4 presents the results of the archaeological study. Recommendations are found in Section 5, references are reviewed in Section 6 and the report certification is found in Section 7. Appendix A exhibits pertinent photographic Plates, Appendix B presents the archaeological regulatory environment, as well as a copy of portions the current ARMR guidelines, and Appendix C presents personnel qualifications.

Two different archaeological records searches were required, as the study area lies within San Bernardino County along the Riverside County line. Robin Laska of the Archaeological Information Center, San Bernardino County Museum (AIC) conducted the first search on August 9, 2001. The second, conducted by Michael Dice of L&L, took place at the EIC at the U.C.-Riverside on August 21, 2001. These searches indicated that none of the study area has been surveyed for cultural resources and only one site lay within one mile of the study area. Ms. Laska determined that the potential for historic and prehistoric resources was "Maybe", but no distinctly classifiable historic or prehistoric sites were noted on-site during the survey.

During the Phase 1 archaeological survey within the study area, it was determined that 100% of the original native biota had been altered for agricultural purposes, and that the structure remnants located on-site are not historical. Portions of two distinct residences and dairying but these were probably built after 1953.

The lack of confirmed sites in the project boundaries suggest that archaeological monitoring of the study area will not be required during construction. However, should cultural deposits not detected during this survey be uncovered during construction, the cultural materials should be Phase 2 tested prior to continued impact.

The paleontological records search showed that the property is situated on exposures of older *Pleistocene Alluvium*, which has a high potential to contain significant paleontological resources at depth. Since it is likely that Pleistocene Alluvium will be impacted at depth during the earthmoving phase of construction, a mitigation-monitoring program should be required as part of the project Conditions of Approval.

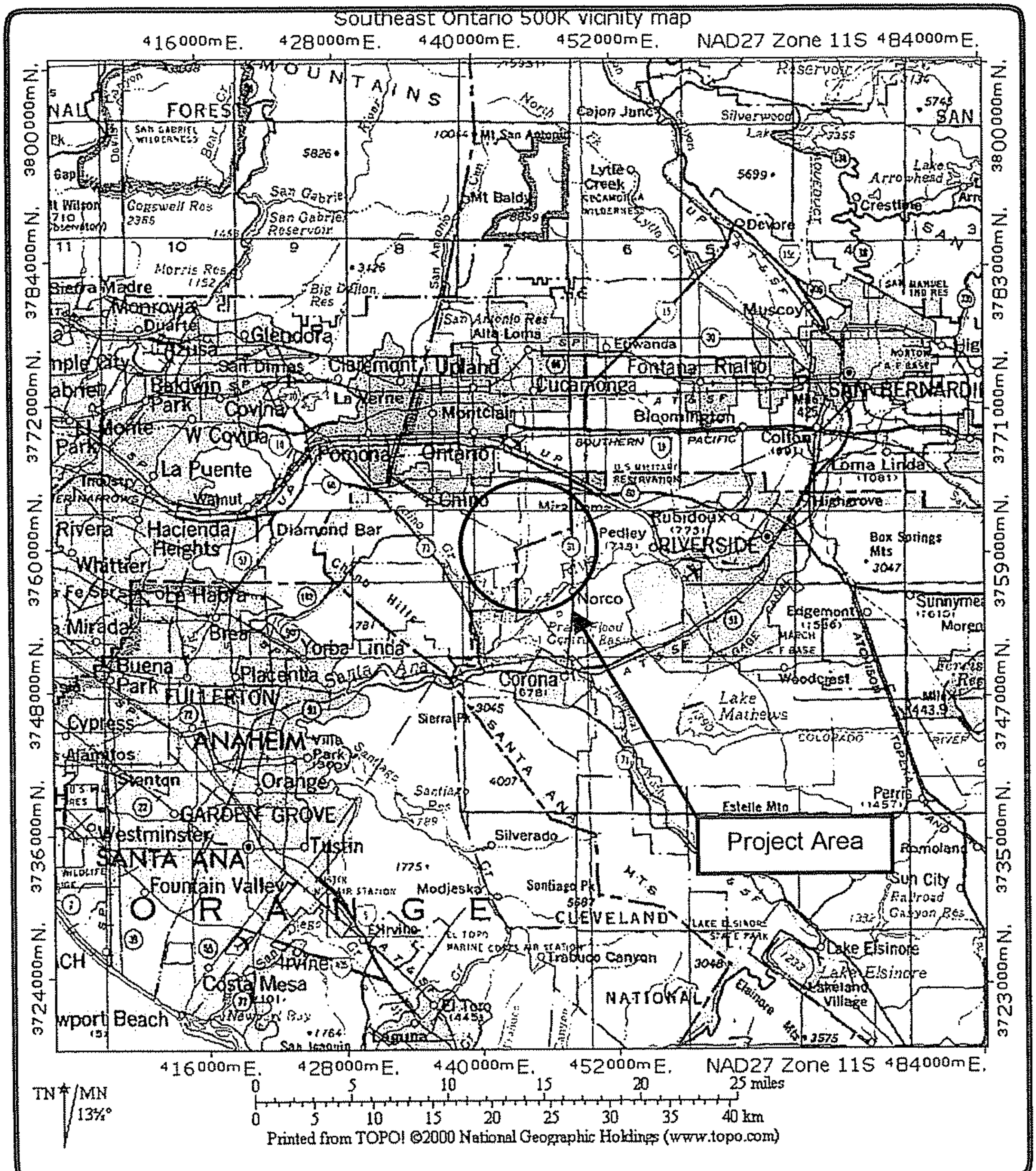
1.0) INTRODUCTION AND SETTING

1.1) Introduction

The following archaeological survey report has been prepared for Mr. Kevin Manning of Forecast Hokes Group, L.P. L&L Environmental, Inc. (L&L) has conducted a Phase 1 archaeological field survey and records search in an irregularly shaped study area within parts of Section 13 and Section 24 T2S, R7W (Figure 1). Located a few miles west of Mira Loma, California, this property is under City of Ontario jurisdiction (Figure 2). This report is associated with an application to build a multi-residential housing tract, known as the "Ontario Legacy", and the proposed affected areas constitute the full archaeological study area.

The fieldwork consisted of examining lands that are located within San Bernardino County APN#218-252-004, 218-252-005, 218-332-001 and 218-332-002. The archaeological fieldwork took place on August 23, 28 and 29, 2001. During this period, the study area was systematically surveyed for archaeological sites and isolates utilizing procedures noted in Section 3.0 and 4.0.

The archaeological study was performed at the request of the City of Ontario in order to comply with the regulations of the California Environmental Quality Act of 1970 (CEQA 1999) regarding the "management of cultural resources that may be adversely affected by land development...in accordance with federal guidelines relating to potentially significant cultural resources". The primary regulations are found the National Historic Preservation Act (NHPA 1999; Archnet 1999), the National Register of Historic Places (NRHP 1999, ParkNet 2001) and the National Environmental Policy Act. These regulations are reviewed as an Appendix in this report. This report closely follows the ARMR report format as recommended by the California Office of Historic Preservation (OHP 1995: see Appendix B).



L&L Environmental, Inc.

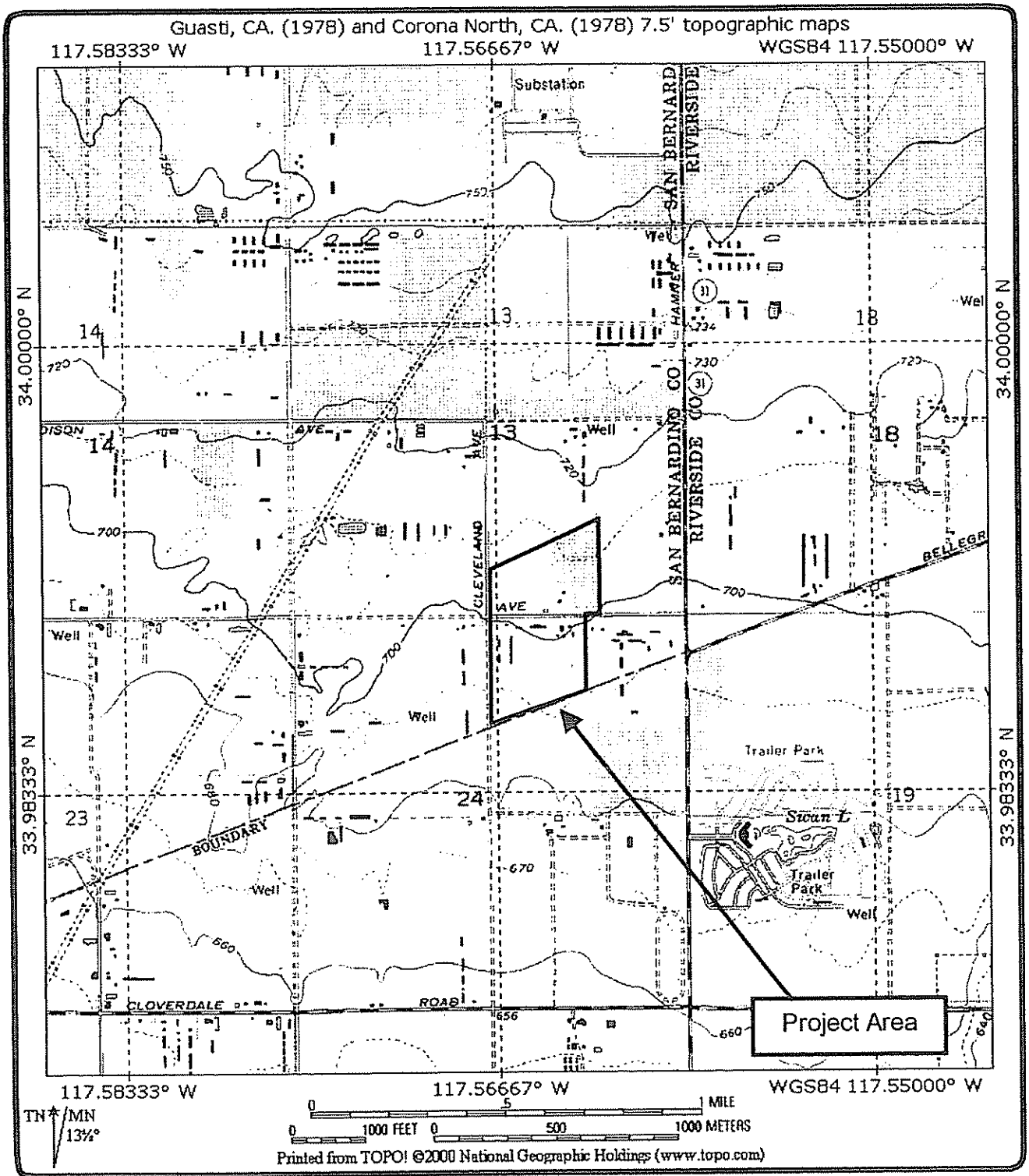
BIOLOGICAL AND CULTURAL INVESTIGATIONS AND MONITORING

FHG-01-241
January 2002

Figure 1

Project Vicinity Map

Forecast Homes Group: "Ontario Legacy"
City of Ontario, California



L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL INVESTIGATIONS AND MONITORING

FHG-01-241
January 2002

Figure 2

Project Location Map

Forecast Homes Group: "Ontario Legacy"
City of Ontario, California

Review of documents by Robin Laska of the Archaeological Information Center at the San Bernardino County Museum (AIC) showed that all of the study area has never been officially surveyed. For this reason, a field survey of the entire project area was required in order to satisfy Federal and State-level compliance protocols. All accessible areas within the study area were surveyed for archaeological deposits utilizing procedures noted in Section 3.0.

1.2) Project Goals

The goal of this report was to identify all cultural resources situated within the boundaries of the archaeological study area. This information is needed since the Ontario Legacy project, which calls for the development of a multi-residential Tract, could adversely affect such resources.

This study consisted of three distinct efforts:

(1) A cultural resources records search conducted to determine whether any previously recorded cultural materials are present within the boundaries of the archaeological study area, or within a one-mile radius of the study area.
(2) A field reconnaissance in the form of a systematic, intensive pedestrian survey designed to identify any cultural resources within the study area.
(3) A paleontological records search conducted to determine whether any previously recorded paleontologic resources are located in or near the study area.

1.3) Location

As seen in Figure 2, the project area is located in the southeast portion of Section 13 and in the northeast portion of Section 24 in T2S, R7W of the *Corona North, CA.* 7.5' USGS topographic maps. A cultural resources records search of Sections 13 and 12 in the *Guasti, CA.* 7.5' USGS topographic map was also required. All of the proposed survey area could be accessed and roughly 70 acres of land was surveyed to protocol. The Tract is located adjacent to the old Rancho Jurupa land grant border (reflected in the position of Bellegrave Avenue to the east) and the southern margin lies against the northern edge of Riverside County.

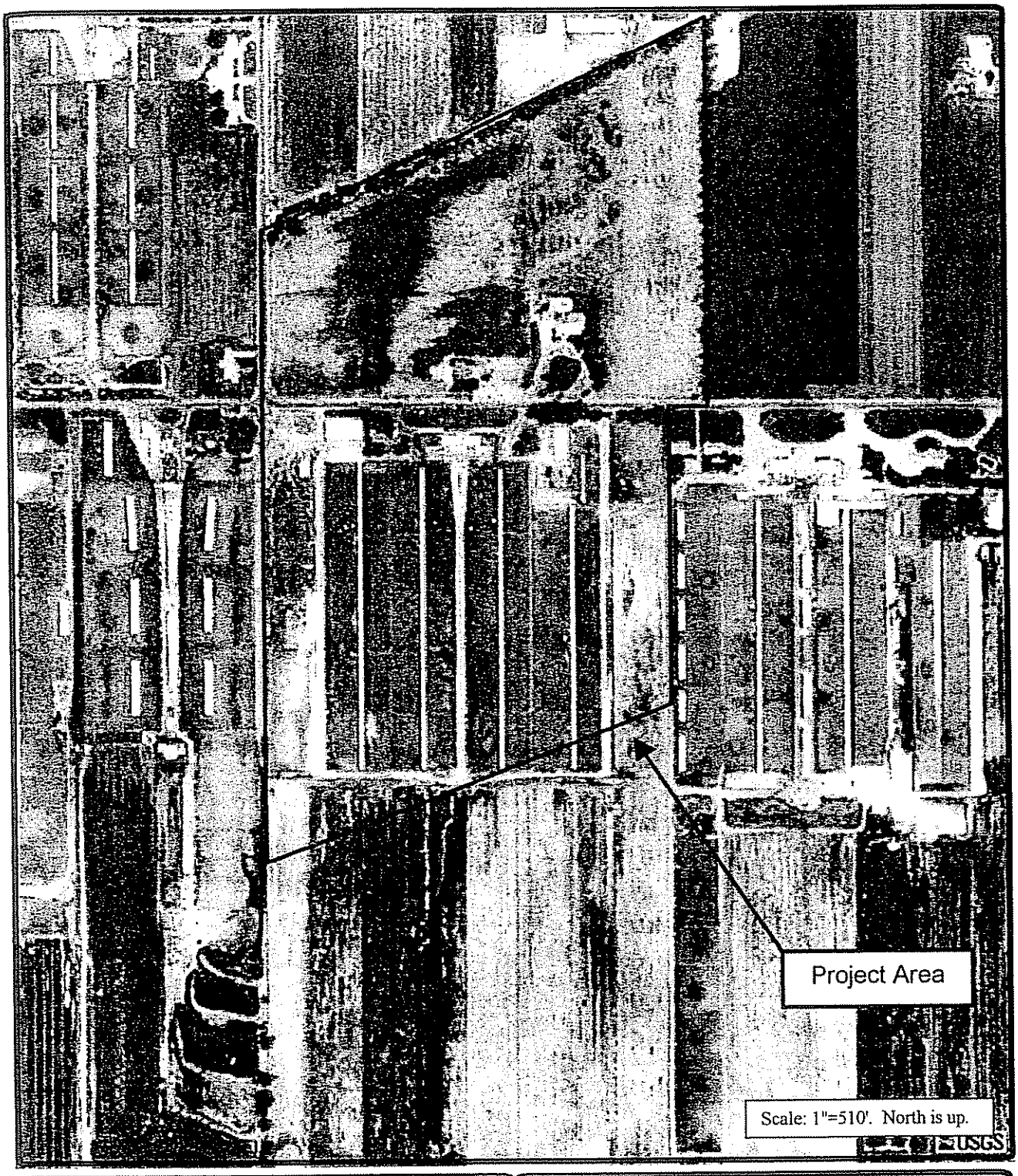
1.4) Topography

Enlarged 1953 and 1968 Rupp Company archival aerial photographs of the project area are shown as Figure 5 and Figure 6 below. As of 1953, the study area consisted mostly of lands bladed for crop production (probably alfalfa) with a single farm complex lying south of Eucalyptus Avenue. Old *Eucalyptus* windbreaks surrounded the property, except for the southern margin,, and the southern portion of this farm was located in Riverside County. Since there was no visible break between the two counties, it is likely that the property was part of a continuous parcel that was not split when Riverside County was formed off of San Bernardino County in the early part of the century. As of 1967, little change in the agricultural condition of the property has occurred. Archival photographs from 1969 showed that the commercial "Westra Dairy" feed lot and milking complex had been constructed just west of the original ranch house complex. The current footprint of the dairy, which was razed in the late 1990's, is similar to that found in the 1994 USGS aerial photograph (Figure 3).

On-site topography is very flat with slightly raised areas adjacent to the old windbreaks. Ground visibility during the survey and the recordation phase was excellent as the existing vegetation was practically non-existent. The northern edge of the property borders a ditch associated with two old wells located in the northeast and northwest corners. The elevation of the study area ranges from about 710 feet at the northeastern tip to about 690 feet in the southwestern corner.

1.5) Vegetation

Vegetation within the northern portion of the study area is lacking as the area is continually disked. Except for the *Eucalyptus* windbreaks, any vegetation on the property would be either ruderal or alien. A riparian duck pond on a property in the northeastern portion of the study area is artificial.



L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL INVESTIGATIONS AND MONITORING

FHG-01-241
January 2002

Figure 3

USGS Aerial Photograph
(taken June 1 1994: www.terraserver.com)

Forecast Homes Group: "Ontario Legacy"
City of Ontario, California

1.6) Geology

The region exhibits Delhi sands soil type and the Hilmar series sands type that has been heavily impacted by agricultural tilling and the introduction of cattle manure into the topsoil. These soils developed as a result of continual flooding of the Santa Ana. This soil, which is rather heavy, would be able to hold significant quantities of water, as attested by the large numbers of wells located in this and surrounding Sections. Bedrock is probably several hundred feet below the present ground surface.

1.7) Water Resources

The project is located in an area exhibiting occasional rain and flooding events. No sources of permanent water were found within the study area and no local springs or seeps are found on the *Corona North, CA.* topographic map.

2.0) CULTURAL SETTING

Moratto (1984) and Chartkoff and Chartkoff (1984) provide recent overviews of California archaeology in general and review the history of the inland Southern California coast, among other locales. The most accepted regional chronology for Coastal and the central interior of Southern California is derived from Wallace's four-part *Horizon* format (1955), a format that was later updated and revised by Warren (1968). Created to place temporal structure upon materialistic phases observed during archaeological syntheses, the advantages and weaknesses of Southern California chronological sequences are reviewed by Warren (in Moratto 1984), Chartkoff and Chartkoff (1984), and Heizer (ed. 1978). As of this writing, regional archaeologists generally follow Wallaces' (1955) Southern California format, but the loosely established time frames for each period subunit are often challenged. Most of the cultural periods described prior to about 2,000 YBP (years before present) are founded upon projectile point typologies and associated radiocarbon dates.

2.1) The Paleo-Indian Period of North America (~13,000-11,000 YBP)

Little is known of Paleo-Indian peoples in the California archaeological record, and the culture history of this period generally follows that described for North America as a whole. Current thinking suggests that the period begins with the crossing of man from Siberia, following a route from the Bering Strait into Canada and the Northwest Coast some time after the Wisconsin Ice Sheet receded (~14,000 YBP) and before the Beringia land bridge was submerged (~12,000 YBP). The timing, manner and location of the crossing is under great dispute, but the initial migration probably occurred as a result of a reduction of the Laurentide ice sheet along the Alaskan Coast and interior Yukon. With the possible exception of the Meadowcroft Rockshelter, an unequivocally dated human settlement in North America is unknown prior to the earliest defined date from the Clovis complex (~11,200 YBP: Fagan 1995). This includes the controversial Monte Verde Creek site in Chile and the Meadowcroft rockshelter. Both sites exhibit early levels dated roughly at 12,000 YBP.

Most of the known California Late Paleo-Indian/early Archaic sites are located near extinct desert valley lakes, caves and on the Channel Islands. These consist of occupation sites, butchering stations and burials. Late Paleo-Indian/early Archaic burials are known along the southern California coast (Chartkoff and Chartkoff 1984). As glaciation receded, large stream-fed lakes were left behind throughout the American West. Many early sites in California are known along these dry lake margins. Dates are generally late (e.g. Moratto 1984) relative to other Paleo-Indian sites in North America. Lakeshore occupation sites exhibit artifacts such as large projectile points (Clovis, Folsom), debitage, and fire-cracked rock concentrations.

The Paleo-Indian period ends with a marked extinction of large game native to North America and a modification of the prehistoric toolkit. The late Pleistocene-early Holocene geologic period (~11,000 YBP) in California is marked by generally warmer temperatures in desert valleys and less precipitation in mountainous areas.

2.2) The Archaic Period (~11,000-2,500 YBP)

The earliest occupation in this region of southern California has been documented as the San Dieguito tradition, which is dated to approximately 8000-5500 BC (Warren 1968). This tradition

is most thoroughly documented in the San Diego area. These large game hunters used stemmed projectile points, crescents and leaf-shaped knives. The first appearance of millingstone assemblages is associated with the La Jolla Complex (5500-1000 BC) (Moratto 1984:158). This complex of grinding stones and projectile points appears to have been an adaptation to changes in climate after 6000 BC, which may have stimulated movements of desert peoples to the coastal regions, bringing millingstone technology with them. Peoples of the coastal regions focused on mollusks, while inland adaptations relied on wild seed gathering and acorn collecting.

2.3) The Late Prehistoric Period (~2,500- A.D.1769)

The late prehistoric period was characterized by the increasing importance of acorn processing, in addition to other hunting and gathering. Meighan (1954) identified the period after AD 1400 as the San Luis Rey complex. San Luis Rey I (AD 1400 – 1750) is associated with bedrock mortars and millingstones, cremations, small triangular projectile points with concave bases, and Olivella beads. The San Luis Rey II (AD 1750-1850) period is marked by the addition of pottery, red and black pictographs, cremation urns, steatite arrow straighteners, and non-aboriginal materials (Meighan 1954:223, Keller and McCarthy 1989:6). The San Luis Rey complex most likely represents the forebearers of the Luiseño (Bean and Shipek 1978:550). Work at Cole Canyon and other sites suggests that the origins of this complex, and of the ethnographically described lifeway of the native people of the region, is believed to have been well established by at least AD 1000 (Keller and McCarthy 1989:80).

2.4) The Gabrielino

The project area lies along the southern edge of an area generally thought to have been utilized by California Indians that were once associated with the Mission San Gabriel (Bean and Vane 1979). Indigenous native culture was forever modified after the arrival of these Spaniard representatives. At least by 1200 A.D., peoples known as the Kukamongan were clustered around a large hill located west of the Alta Loma. Bean and Smith characterize the area as the "Interior Mountains/Adjacent Foothills" zone (1978) of the Gabrielino culture. The arrival of Spanish explorers and the establishment of missions and outposts during the 18th century ended the prehistoric period in California.

The Gabrielino spoke a language that belongs to the Cupan group of the Takic subfamily of the Uto-Aztecan language family (a language family that includes the Shoshoean groups of the Great Basin). The total Gabrielino population at about 1770 AD was roughly 5,000 persons, based on an estimate of 100 small villages of 50-200 people apiece (Goldberg and Arnold 1988). 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. The Gabrielno occupied the most fertile lands in all of Southern California (Keller 1995).

The first modern social analyses of Gabrielino culture took place in the early part of the 20th century (Kroeber 1925), but by that time acculturation and disease had taken their toll. The population studied at that time was a mere remnant and a shadow of their cultural form prior to contact with the Spanish Missionaries. Nonetheless, the Gabrielino are viewed as a chief-oriented society of semi-sedentary hunter-gatherers. Technology was sophisticated and reflected seasonal resource exploitation originating from village-centered territories (Keller 1995). Influenced by the wide variety of coastal and interior environmental settings, their material culture was quite elaborate and consisted of well-made wood, bone, stone and shell items. Included among these was a hunting stick made to bring down numerous types of game. Located in an area of extreme environmental diversity, large villages may have been permanent (such as that found on or near Red Hill in Alta Loma), with satellite villages utilized seasonally. Their living structures were large, domed and circular thatched rooms that may have housed multiple families. The society exhibited ranked individuals, possibly chiefs, who possessed a much higher level of economic power than unranked persons.

2.5) Rancho Jurupa Stearns and Mira Loma

In 1819, a station associated with the Mission San Gabriel was established at Jurupa, but Bean and Vane (1979) note that Mission Indian converts of 1798 originated from the "rancheria of Jurupet" that was located a few miles west of the Mira Loma plain. In 1838, the seven-square-league Rancho Jurupa land grant was awarded to the Mission San Gabriel administrator, Juan Bandini (Bean and Vane 1979; Love et al 2000). Near the end of the mission period, lands

across southern California were sold and resold many times over, and the Rancho Jurupa was no exception. Bandini, who lived in Los Angeles, sold 1.5 leagues of the Rancho Jurupa to his tenant B.D. (Benito) Wilson in 1843 for $1000 (Keller 1995). This area was located northeast of the study area near the community of Robidoux. Wilson built an adobe and dug the first "Jurupa Ditch" (CA-RIV-5513H), which brought water from the Santa Ana.

After the mission period ended and California was annexed by the United States, Louis Robidoux acquired a portion of the Bandini property and Wilson sold half of this land to Robidoux. Eventually, Robidoux acquired a little under 6,450 acres, but Robidoux had problems with money and drought and began to sell off, parcel by parcel, in the 1850's. The community of Rubidoux was founded in 1887 around the Rancho Jurupa (Robidoux) adobe and was initially named West Riverside (for more history, see Gunther 1984). Bandini sold the remainder of his rancho to his son-in-law, Abel Stearns, in 1859.

Lying near the junctions of major ranchos, such as the El Rincon, the Santa Ana del Chino, the Santa Ana del Chino Addition, the La Sierra (Sepulveda), the La Sierra (Yorba), the El Sobrante de San Jacinto, and the Jurupa (Stearns), the study area lacks any important geographic landmarks or natural water sources that would have been important to the settlers in the area. Most of the river's flow, at least by 1870, had been cut off by ranchers upstream, making the area relatively unimportant from an economic standpoint. The region would have been usable once wells had been dug to a depth that would tap artesian water pressures.

Hampson et al (1988) describes the disastrous floods of 1861-62, which wiped out communities and ranches directly adjacent to the Santa Ana. This event also destroyed the rich vegetative bottomlands of the river, replacing them with a sandy wasteland. Hampson describes the river as a "series of braided streams coursing over sand, and much of the flow was lost to percolation. The volume of water lessened dramatically and (certain) ditches rarely drew as much water as before" (Hampson et al 1988). This forced ditch rebuilding efforts and these were extended upstream to catch water before it seeped into the ground. It is likely that wells for the Jurupa Ditch were excavated after the flooding for this reason. After the flooding, it was two years before rain fell on the area. The drought and the flood altered the agricultural mechanisms in the area forever.

According to Bean and Vane (1979), the community of Mira Loma developed late compared to other towns in the Santa Ana plain. Once known as "Wineville", areas north and east of the study area had been planted in grapes and the land in what is now Mira Loma was settled in 1882. In 1930, the name was changed to Mira Loma due to prohibition and because of national attention to a series of murders committed in a Wineville ranch. During the 1930's, and especially after the war, the region became known as the dairying capitol of southern California and most of the land was cleared and planted in supporting crops.

3.0) ARCHAEOLOGICAL METHODS

Procedures utilized to produce the data for this report were relatively straightforward. Guidelines, instructions and methods for performing the archaeological field survey and recordation were previously downloaded from Federal, State and County websites. The California Office of Historic Preservation (CHRIS 1999) archaeological recordation guidelines and procedures generally follow NPS recordation guidelines (1983, 1985) and State of California (CEQA 1999) historical resource definitions and procedures.

These searches indicated that none of the study area has been surveyed for cultural resources and only one site lay within one mile of the study area. The records search consisted of examining topographic maps for previous survey or study locations as well as locations of previously recorded archaeological sites. Photocopies of Positive-finding Reports (exhibiting any analytical information) and regional overviews were made, while cumulative lists of Negative-finding reports were generated. Finally, certain other background information was collected.

3.1) Cultural Resources Records Search

Robin Laska of the Archaeological Information Center, San Bernardino County Museum (AIC) conducted the first records search on August 9, 2001. The second, conducted by Michael Dice of L&L, took place at the EIC on August 21, 2001. Both searches consisted of a search for any previously recorded archaeological sites and/or isolates on or within a one-mile radius about the archaeological study area. This radius is defined in Figure 4.

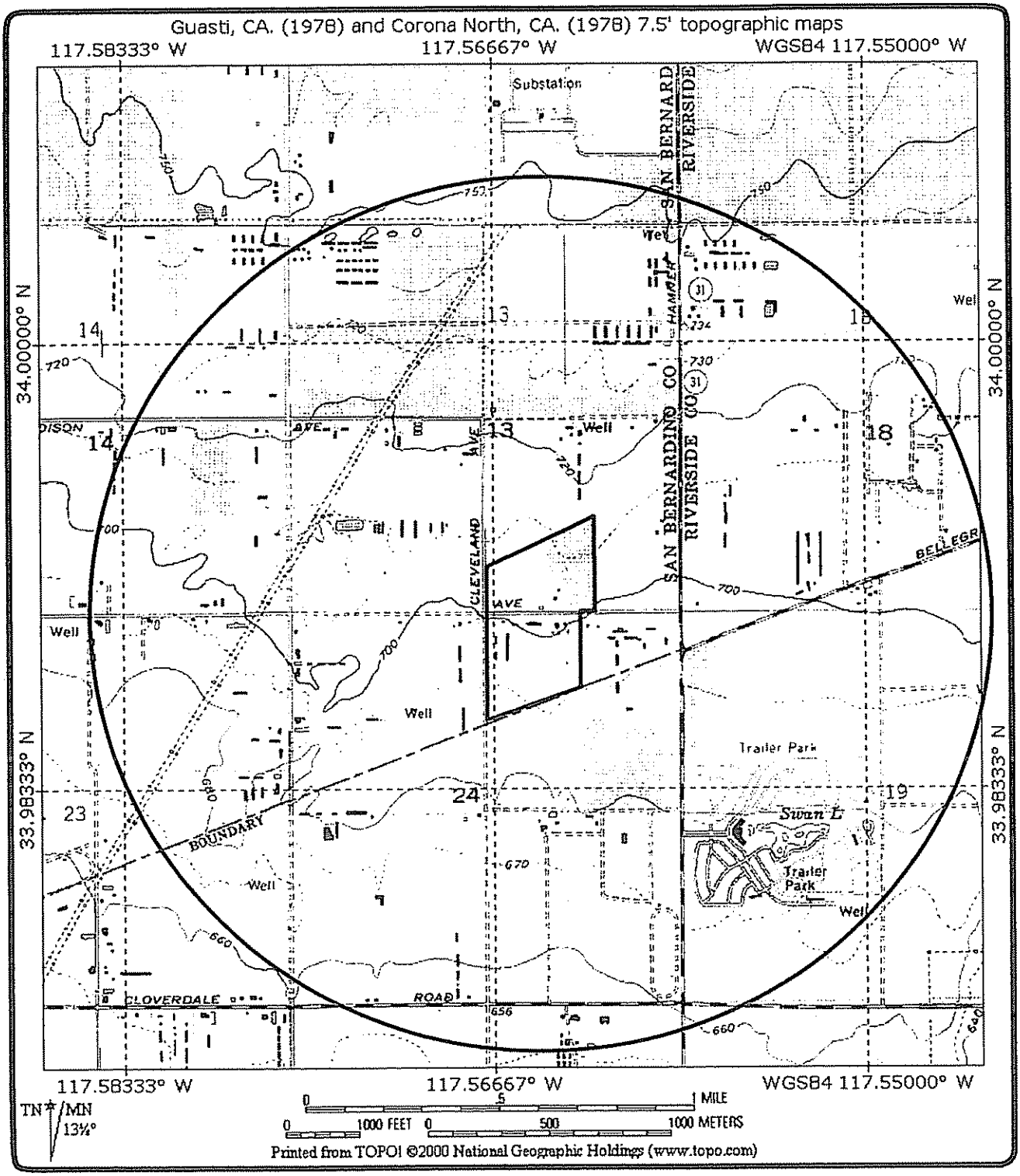


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Figure 4

Records Search Limit

Forecast Homes Group: "Ontario Legacy"
City of Ontario, California

Additional historic resources were reviewed including the California Office of Historic Preservation Directory of Historic Properties, the National Register of Historic Places, California State Historic Landmarks, the California Points of Historic Interest list and historic maps covering the modern *Corona North, CA.* and *Guasti, CA.* topographic quadrangles.

The Rupp Aerial Company archival aerial photograph collection was searched and one 1953 archival photo and one 1967 archival photo was purchased in October of this year. This photograph permitted a visual inspection of the project area from the 1953 and 1967 viewpoints (see Figures 5 and 6 below).

3.2) Archaeological Fieldwork

L&L archaeologist Michael Dice undertook a pedestrian survey of the subject parcel on August 23, 28 and 29, 2001. The study area was walked utilizing 10-meter transects running north to south. Limitations to the original study area were realized once the topography of the study area was assessed in the field. Only that area exhibiting a flood control basin, which appears to have been excavated after 1973, could not be examined.

All potentially significant or important cultural resources (sites or isolates) discovered during a survey must be documented utilizing State of California Department of Parks and Recreation Archaeological Site Forms (DPR523 series: OHP 1995). The presence of three or more culturally significant artifacts within a 10m radius would define, for recordation purposes, the term "site", as would the existence of one or more historically significant surface or subsurface "features". "Isolates" would be defined as one or two artifacts within a 10m radius without the presence of a "feature". If detected, all previously recorded sites should be assessed using NHPA/NRHP *Significance* criteria (see Archnet 1999, CHRIS 1999, NRHP 1999, OHP 1995).

3.3) Procedures For Significance Determinations

In most cases prior to development, regulatory protocols require that an archaeological record search and a Phase 1 archaeological survey should take place on a property with the potential for cultural resources. According to federal NHPA/NRHP (ArchNet 1999, CHRIS 1999) and state protocol, if such a survey detects cultural sites or artifactual remains, the jurisdictional

agency must be able to determine whether the materials are eligible for inclusion in the National Register. At the federal level, a step-by-step "Section 106" process has been developed. As a part of this procedure, the resource must be evaluated to determine whether it is "historically significant". Eligibility must be determined utilizing the four evaluative criteria (A, B, C and D) found in implementing regulations 36CRF60.4 (see Appendix B-5). Other procedures can be found in Bass et al (1989) and CELSOC (2000).

In addition, project developmental plans must be evaluated in order to determine whether the "action" would cause a "substantial adverse change" in the *Significance* of the resource. Here, a cultural resource is thought to be *Significant* if it is a resource listed in, or determined to be eligible for listing in the California Register of Historical Resources. All archaeological or historical sites must be carefully evaluated relative to the effects of the action, even if they have been or have not been listed at the time the proposed action will take place. Although avoidance of cultural resources is always the best choice, where necessary, impacts to resources must be mitigated for.

4.0) RESULTS

4.1) EIC Archaeological/Historical Records Search

The archaeological records search indicated that one historic site have previously been recorded near the boundaries of the study area, but no cultural sites are located within the boundaries of the project. This site is CA-RIV-1848H, which was recorded by Portillo and Dinsmore in 1975 and updated by Drover and Smith in 1990. Drover and Smith's 1990 report is apparently lost as it does not appear in the EIC files.

4.1.1 Archaeological Studies in the Project Vicinity

According to EIC and AIC files, twelve (12) known archaeological investigations have occurred within a one-mile radius of the study area (Arkush 1990; Bean and Vane 1979; Drover 1990; Drover and Smith 1990; Foster and Greenwood 1980, 1985; Hale 1997; Holtz and Padon 1990;

Love and Tang 1997; Macko et al 1983; Mason et al 1998; McKenna et al 1998, Portillo 1975, Wilke and Hammond 1973).

Table 1. Known Archaeological Sites Located Within One Mile of the Study Area.

Site Number	Site Description
CA-INY-1848H	Historic glass scatter (recorded 1975)

A review of the National Register Index for Riverside and San Bernardino Counties (as of August 2001) showed that no NR listings are located within the one-mile radius. The Office of Historic Preservation, Archaeological Determinations of Eligibility list (as of July 2001) showed that no eligible properties were located within the one-mile radius. The Office of Historic Preservation, Directory of Properties in the Historic Property Data File (as of July 2001) reported or listed no properties within the one-mile radius.

4.1.2) Archival Photographs

The 1953 Rupp archival aerial photograph (Figure 5) shows that property used for agriculture encompassed a much larger area that that of today, and that this property was devoted to annual crop production, such as alfalfa. The house complex exhibits structures, drives, landscaping and other items associated with farming. No stock grounds are located on the property. The 1967 Rupp aerial view (see Figure 6) is similar, but an increase in the number of buildings. A 1969 Fairchild view (not reproduced here) shows that the massive construction event took place on the property. The recently demolished Westra Dairy complex was built between 1967 and 1969, and these buildings can be observed in Figure 3. This figure shows that the original ranch complex was removed and a barn built in its place. Today, nothing but modern-era concrete pads exists where the barn and ranch house had once been.

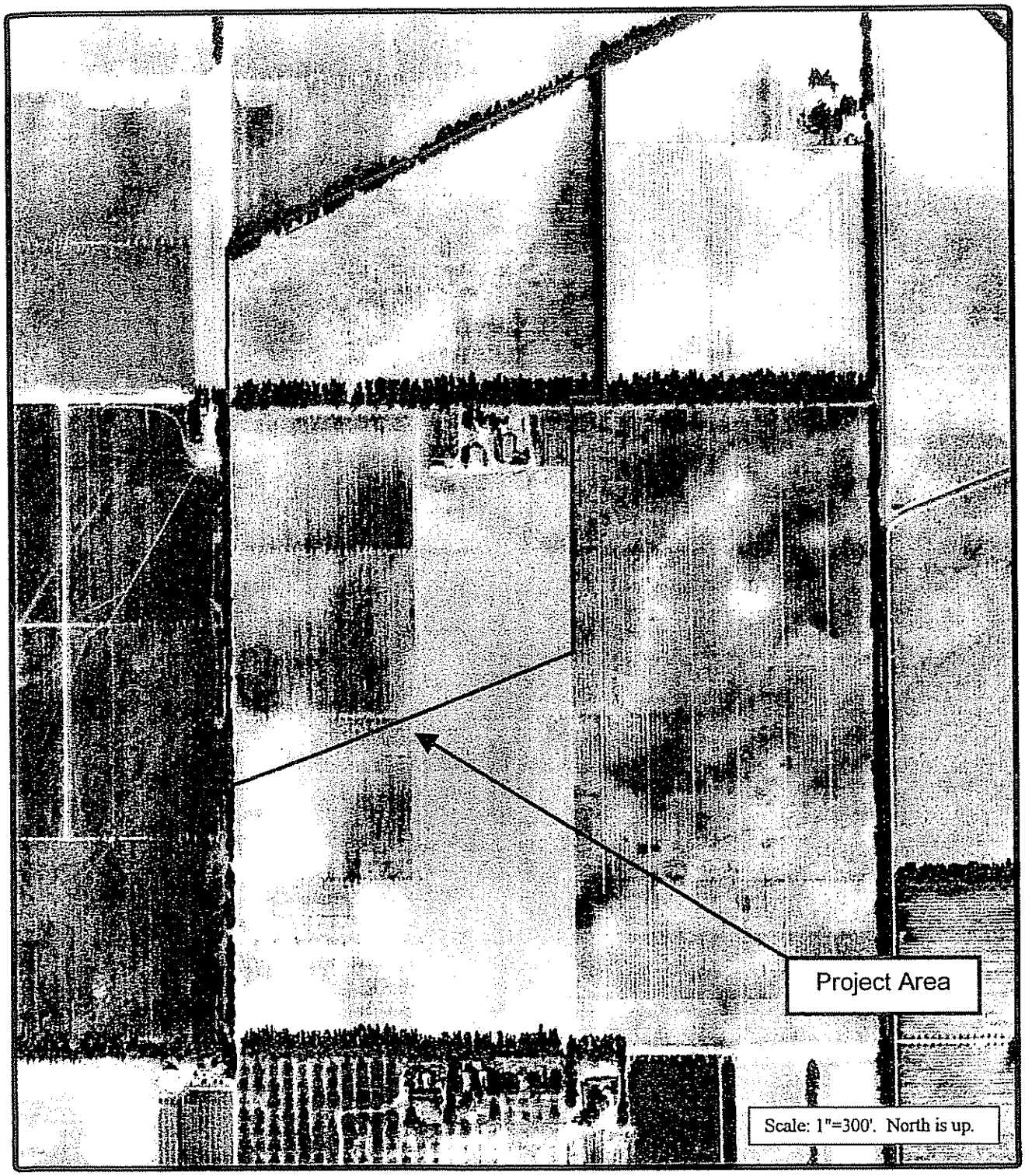

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Figure 5

Rupp Co. Aerial Photograph
(taken February 2, 1953)

Forecast Homes Group: "Ontario Legacy"
City of Ontario, Califomia

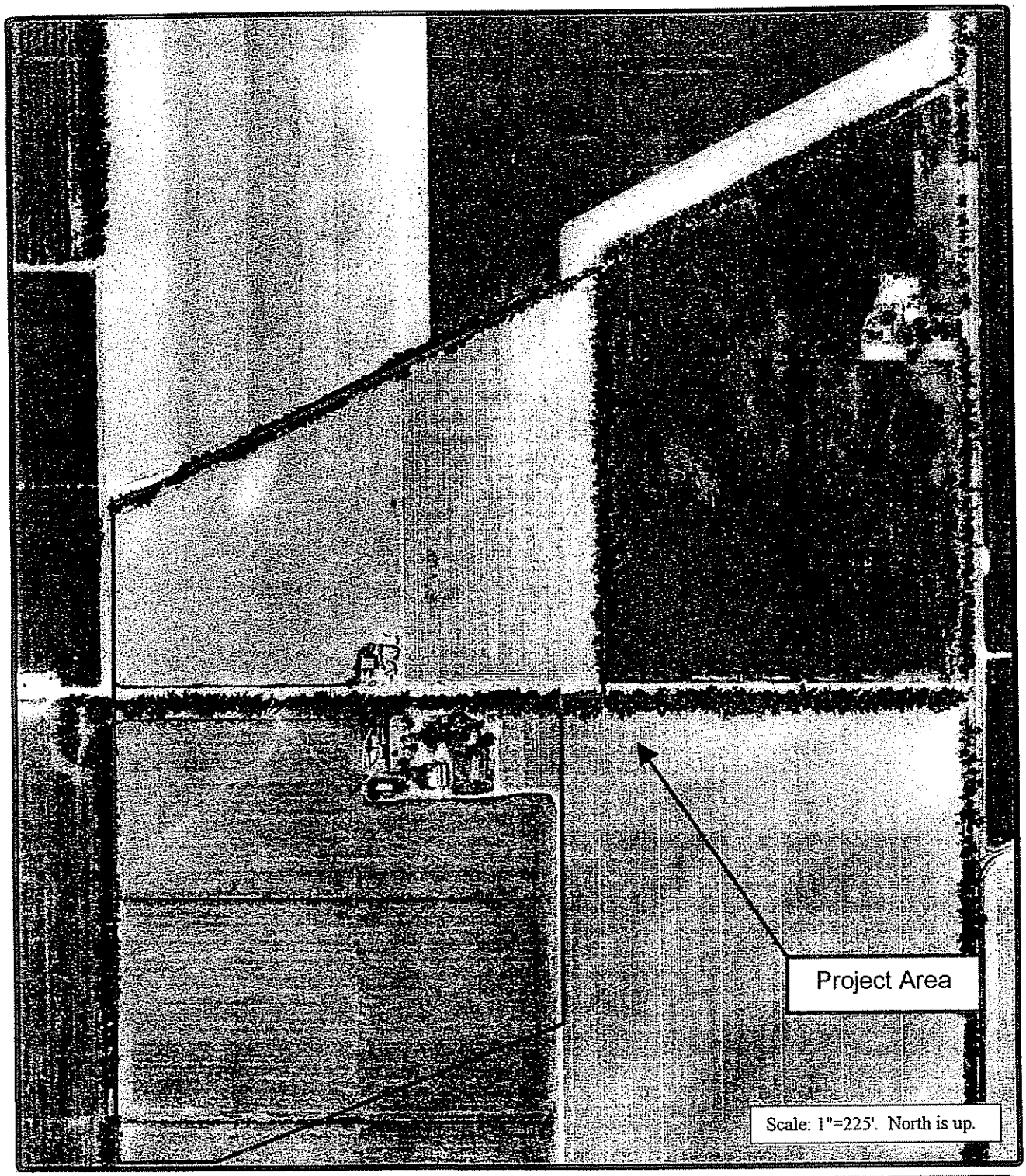

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Figure 6

Rupp Co. Aerial Photograph

(taken May 15, 1967)

Forecast Homes Group: "Ontario Legacy"
City of Ontario, California

4.2) Project Area Field Survey Results

During the survey, no previously recorded sites, no new sites and no isolated artifacts were observed within the defined study area. Nearly the entire modern ground surface within that area south of Eucalyptus Avenue is heavily disturbed, while the northern portion is almost entirely tilled. The existing structures were built after 1968 or so, and this, among other reasons, precludes the existing structures and concrete foundations from qualifying as *Unique* under CEQA and/or *Significant* under NEPA.

4.3) Paleontological Records Search Findings

On January 24, 2002, Eric Scott of the San Bernardino County Museum issued a letter report associated with a records review for the project (SCBM 2002). In this report, it is revealed that the property is located on exposure of *Older Pleistocene Alluvium*, overlain by a thin veneer of younger alluvium. No previously-recorded fossil resource localities are located within the property, but extinct taxa have been found is such Older Alluvium deposits throughout the western Riverside County area. The nearest fossil locality is located about four miles north of the property, and was found in *older Pleistocene Alluvium.*

Scott determined that excavation of previously undisturbed Older Pleistocene Alluvium is highly likely to bear fossils. For this reason, Scott recommended that a mitigation program be developed should earthmoving occur at depth.

5.0) SUMMARY WITH RECOMMENDATIONS

5.1) Summary of Archaeological Results

None of the existing structures nor remnants thereof qualify under Criterion A, B, C or D of the NRHP Criteria for listing. Loss of the modern elements will not have to be mitigated for. There is no evidence that historic or prehistoric cultural deposits exist on-site. Mitigation-monitoring during earthmoving is not recommended.

5.2) Native American Commentary

It is assumed that once the suite of environmental reports is sent to the CEQA clearinghouse, and/or routed by the local agency, local tribal jurisdictions will comment upon these findings. For this reason, Native American comments relative to the study area were not obtained directly, nor was the Native American Heritage Commission (NAHC) contacted.

5.3) Archaeological Mitigation-Monitoring Recommendations

Because of the lack of archaeological sites within and near the project area, it is recommended that monitoring by a qualified project archaeologist should not occur during all brushing, grubbing and earthmoving phases of the project. It is felt that there is low potential for adverse environmental impacts to cultural resources during earthmoving phases of construction.

5.4) Paleontological Mitigation-Monitoring Recommendations

The recommended mitigation measures presented below comprise a paleontologic monitoring program that is in compliance with SVP (1995, 1996) standard measures for reducing the potential adverse environmental impacts of construction on paleontologic resources to an insignificant level and for the acceptance by a museum repository of a monitoring program fossil collection. With appropriate mitigation, earthmoving activities associated with development of the Westra Dairy parcel could result in beneficial effects, including the recovery of scientifically highly important fossil remains that would not even have been exposed without these activities. No paleontological mitigation measures shall be necessary where earthmoving activities did not exceed depths greater than 5 feet below original grade.

1) Prior to any earth moving in the parcel, a vertebrate paleontologist retained by the developer and approved by the County of Riverside will develop a storage agreement with the LACM Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.

2) The paleontologist will develop a mitigation plan and a discovery

clause/treatment plan that, when implemented during earthmoving activities in the project area, will allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities.

3) The paleontologist and a paleontologic construction monitor will attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site.

4) Paleontologic monitoring of earthmoving activities (including augering for piles) will be conducted on a full-time basis by the monitor once earthmoving reaches a depth five (5) feet below previous grade. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. Monitoring will include the inspection of debris generated by augering for piles.

5) If fossil remains are found by the monitor, earthmoving activities will be diverted temporarily around the fossil site until the remains have been recovered and these activities allowed to proceed through the site by the monitor.

6) If too few fossil remains are found after 50 percent of earthmoving activities in the project area have been completed, monitoring can be reduced or discontinued.

7) If fossil remains are encountered by earthmoving activities when the monitor is not on site, these activities will be diverted around the fossil site and the monitor called to the site immediately to recover the remains.

8) If fossil remains are found, approximately 2,000 pounds (1 ton) of fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit. The total weight of all processed samples from the rock unit will not exceed 2,000 pounds.

9) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, and associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored,

maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.

10) A final report of results and findings will be prepared by the paleontologist for submission to the County of Riverside and the museum repository following accessioning of the Westra Dairy fossil collection into the museum repository fossil collection. The report will describe the geology and stratigraphy parcel, summarize field and laboratory methods used, include a faunal list and an inventory of catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from the fossil-bearing rock unit in the parcel vicinity and from correlative rock units in other regions.

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7.0) CERTIFICATION

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: 1/30/02 SIGNED: _____

Leslie Nay Irish, L&L Environmental, Inc.

APPENDIX A: Photoplates

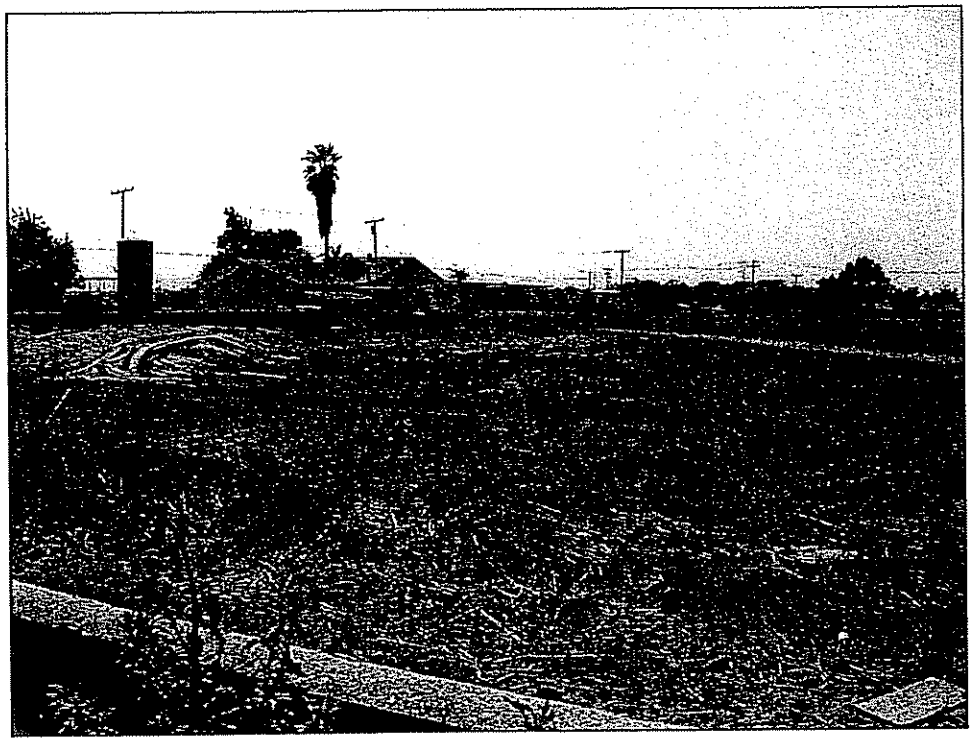

Plate 1. View to west of former Westra Dairy complex with remaining house. 8/2001.

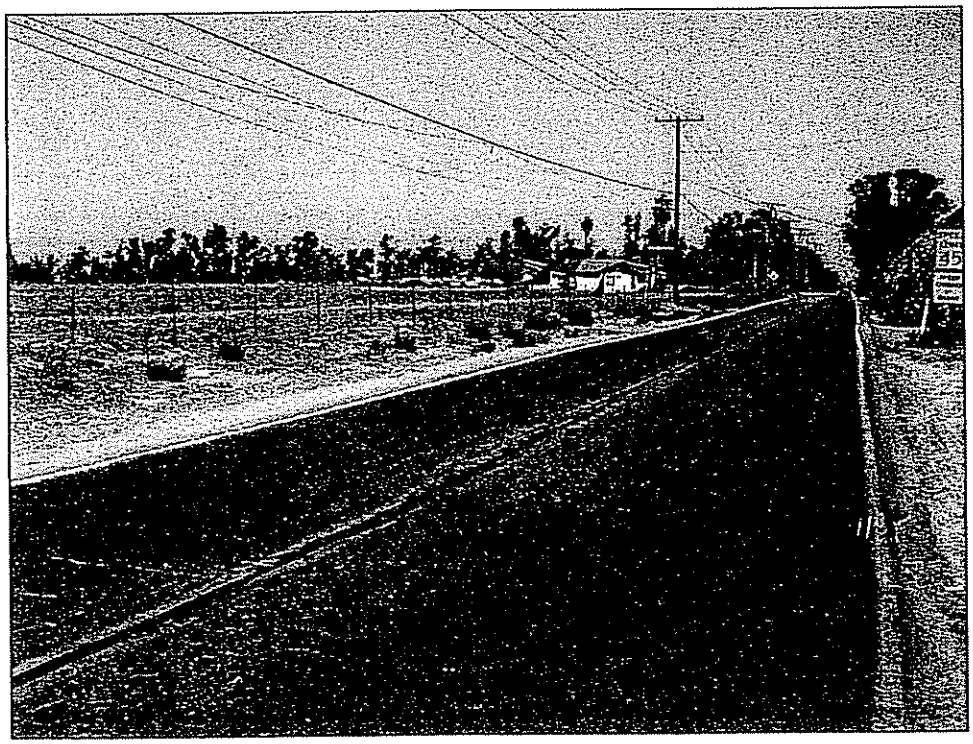

Plate 2. View to east along Eucaylptus toward northern half of study area. 8/2001.

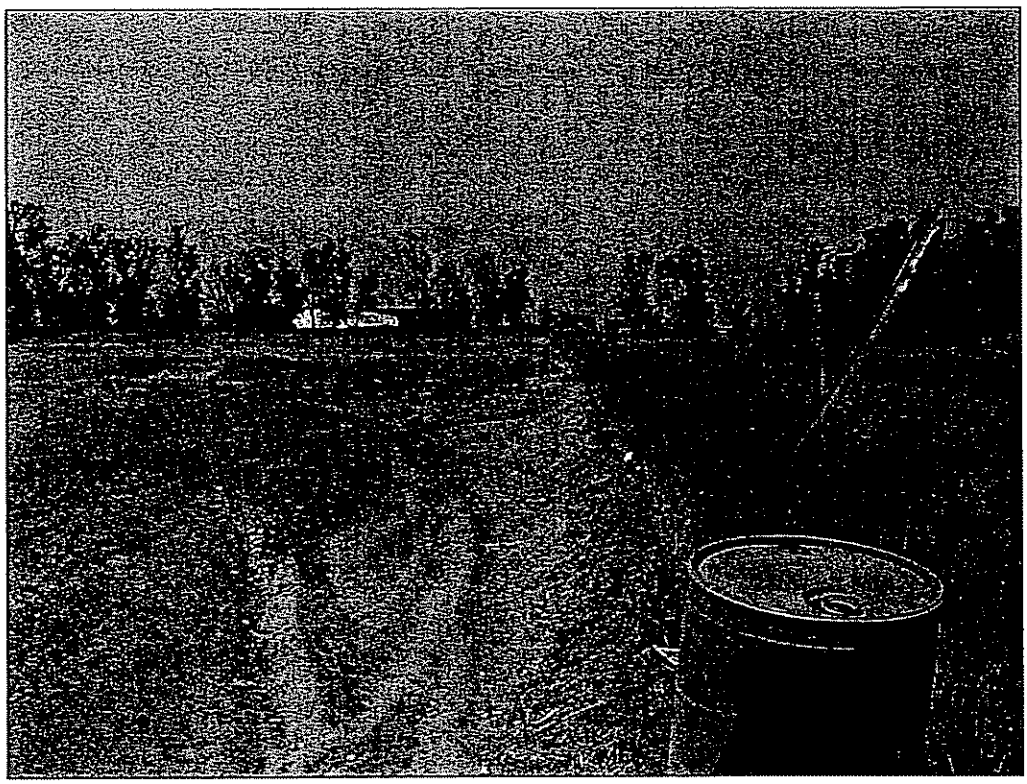

Plate 3. View to north in northwest portion of study area showing modern impacts to study area. 8/2001.

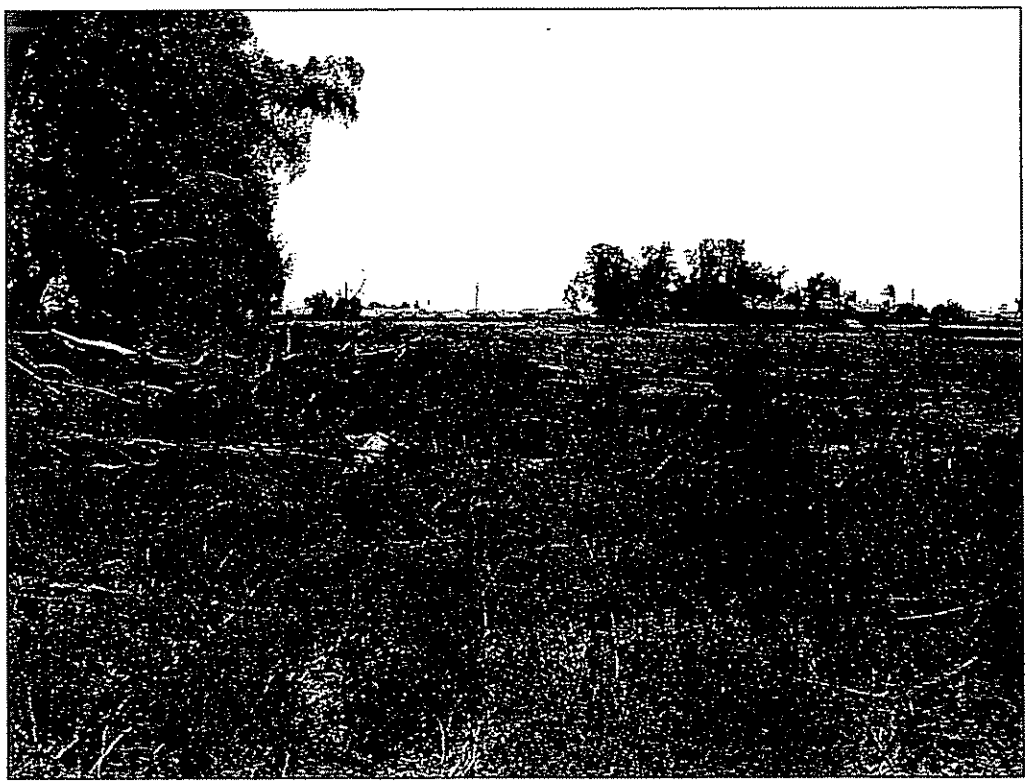

Plate 4. View to southeast from northwest corner of project area. 8/2001.

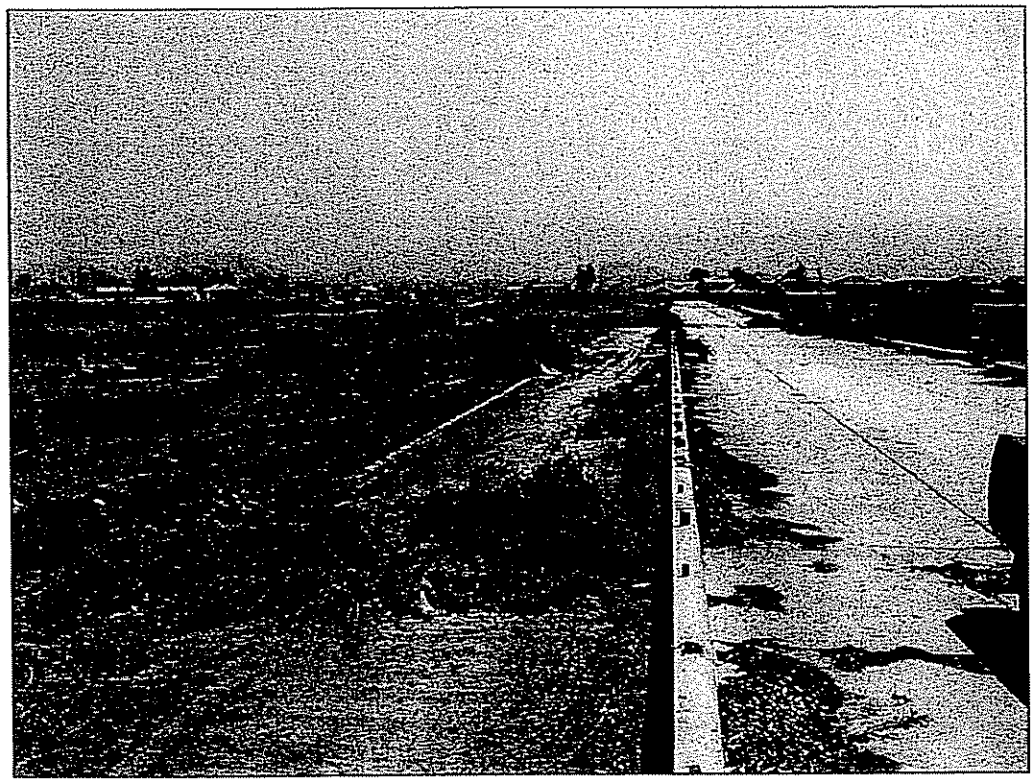

Plate 5. View of remnant of stock area in southeast corner of project. Cement laid in the 1960's. 8/2001.

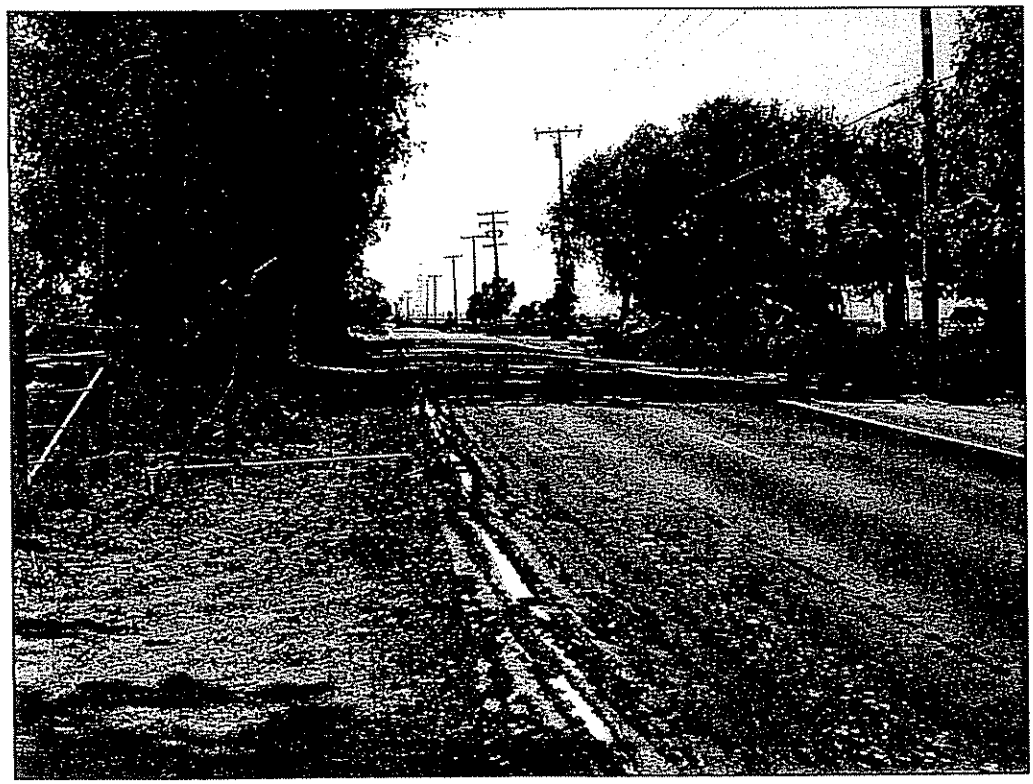

Plate 6. View to west from east-center site area along Eucalyptus. 8/2001.

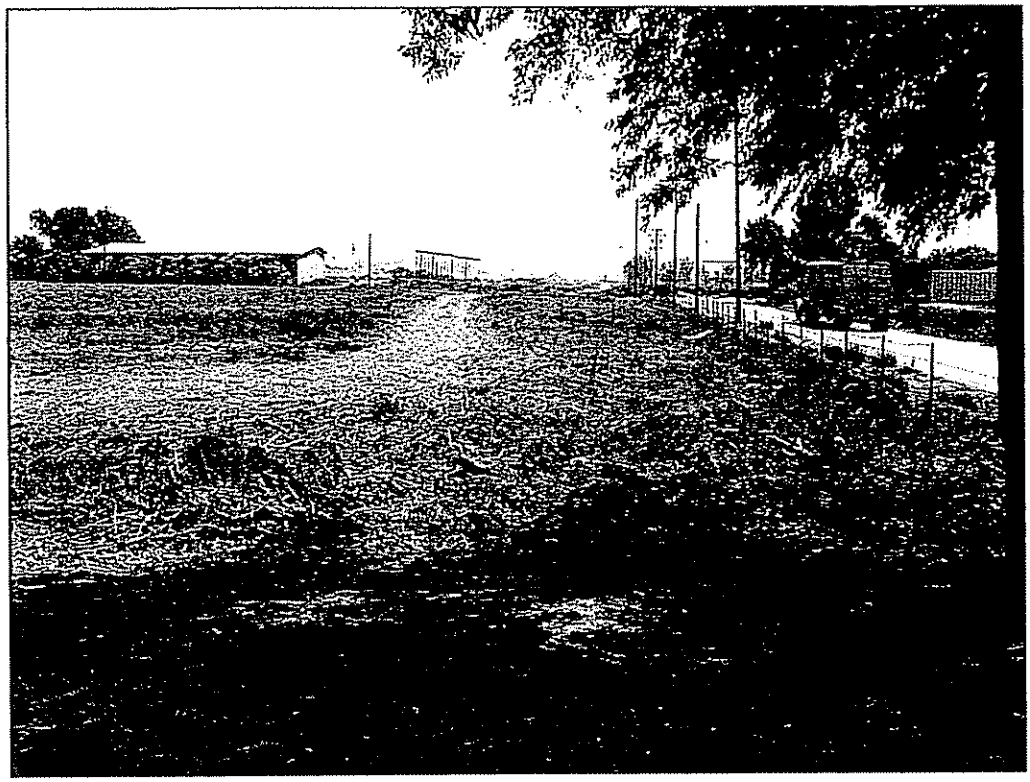

Plate 7. View to south along far west edge of study area. Cleveland Avenue to the right. 8/2001.

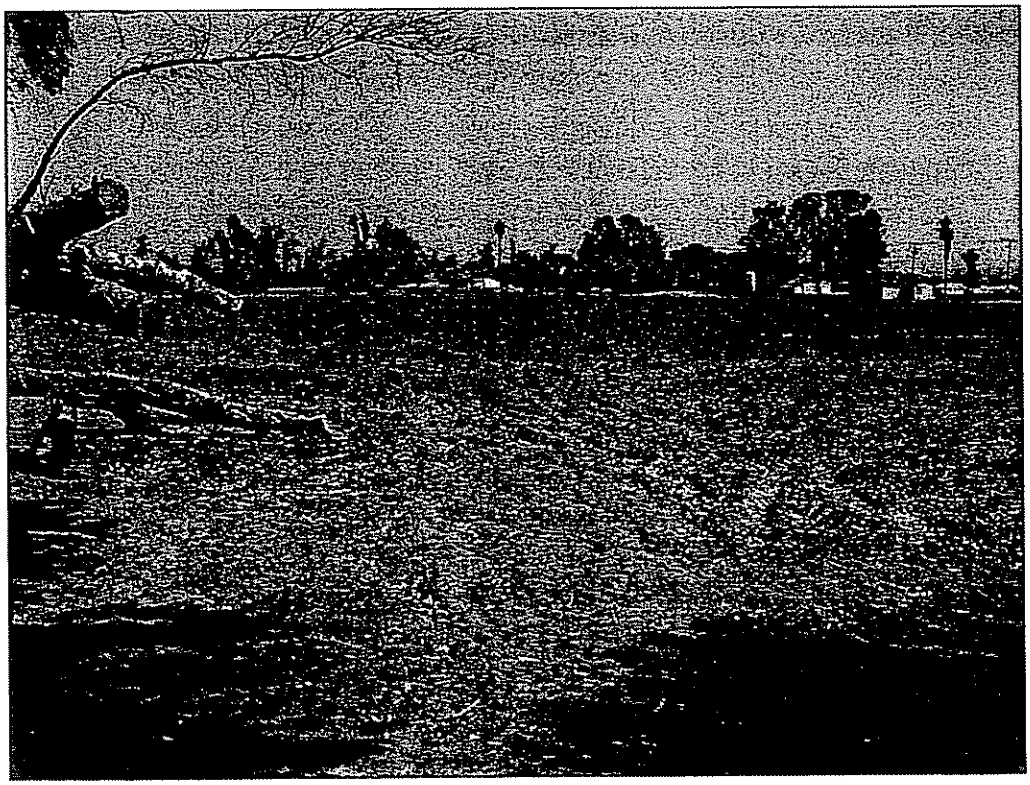

Plate 8. Typical view of northern half of study area showing disked field. 8/2001.

APPENDIX B: Regulatory Environment

The following is directly quoted from regulations published by ArchNet (NHPA 1999), CHRIS (1999) NRHP (1999), and CEQA (1999).

B.1) NHPA (Federal) Standards and Guidelines for Section 106 Consultation (Archnet 1999)

B.1.1) 36 CFR 800: Section 800.1(a) Authorities
"Section 106 of the National Historic Preservation Act requires a Federal agency head with jurisdiction over a Federal, federally assisted, or federally licensed undertaking to take into account the effects of the agency's undertaking on properties included in or eligible for the National Register of Historic Places and, prior to approval of an undertaking, to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking. Section 110(f) of the Act requires that Federal agency heads, to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to any National Historic Landmark that may be directly and adversely affected by an undertaking and, prior to approval of such undertaking, afford the Council a reasonable opportunity to comment..."

B.1.2) 36 CFR 800: Section 800.3(c) Timing
"Section 106 requires the Agency Official to complete the section 106 process prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license or permit. The Council does not interpret this language to bar an Agency Official from expending funds on or authorizing nondestructive planning activities preparatory to an undertaking before complying with section 106, or to prohibit phased compliance at different stages in planning. The Agency Official should ensure that the section 106 process is initiated early in the planning stages of the undertaking, when the widest feasible range of alternatives is open for consideration. The Agency Official should establish a schedule for completing the section 106 process that is consistent with the planning and approval schedule for the undertaking."

B.1.3) 36 CFR 800: section 800.4(a) Assessing Information Needs
"(1) Following a determination by the Agency Official that a proposed project, activity, or program constitutes an undertaking and after establishing the undertaking's area of potential effects, the Agency Official shall:

> (i) Review existing information on historic properties potentially affected by the undertaking, including any data concerning the likelihood that unidentified historic properties exist in the area of potential effects;
>
> (ii) Request the views of the State Historic Preservation Officer on further actions to identify historic properties that may be affected; and
>
> (iii) Seek information in accordance with agency planning processes from local governments, Indian tribes, public and private organizations, and other parties likely to have knowledge of or concerns with historic properties in the area.

(2) Based on this assessment, the Agency Official should determine any need for further actions, such as field surveys and predictive modeling, to identify historic properties."

B.1.4) 36 CFR 800: section 800.4(b) Locating historic properties.
"In consultation with the State Historic Preservation Officer, the Agency Official shall make a reasonable and good faith effort to identify historic properties that may be affected by the undertaking and gather sufficient information to evaluate the eligibility of these properties for the National Register. Efforts to identify historic properties should follow the Secretary's "Standards and Guidelines for Archeology and Historic Preservation" (48 FR 44716) and agency programs to meet the requirements of section 110(a)(2) of the Act."

B.1.5) 36 CFR 800: section 800.4(c) Evaluating historical significance.
"(1) In consultation with the State Historic Preservation Officer and following the Secretary's Standards and Guidelines for Evaluation, the Agency Official shall apply the National Register Criteria to properties that may be affected by the undertaking and that have not been previously evaluated for National Register eligibility. The passage of time or changing perceptions of significance may justify reevaluation of properties that were previously determined to be eligible or ineligible.
(2) If the Agency Official and the State Historic Preservation Officer agree that a property is eligible under the criteria, the property shall be considered eligible for the National Register for section 106 purposes.
(3) If the Agency Official and the State Historic Preservation Officer agree that the criteria are not met, the property shall be considered not eligible for the National Register for section 106 purposes.
(4) If the Agency Official and the State Historic Preservation Officer do not agree, or if the Council or the Secretary so request, the Agency Official shall obtain a determination from the Secretary of the Interior pursuant to the applicable National Park Service regulations.
(5) If the State Historic Preservation Officer does not provide views, then the State Historic Preservation Officer is presumed to agree with the Agency Official's determination for the purpose of this subsection."

B.1.6) 36 CFR 800: section 800.4(d) When no historic properties are found.
"If the Agency Official determines in accordance with Section 800.4 paragraphs (a) through (c) that there are no historic properties that may be affected by the undertaking, the Agency Official shall provide documentation of this finding to the State Historic Preservation Officer. The Agency Official should notify interested persons and parties known to be interested in the undertaking and its possible effects on historic properties and make the documentation available to the public. In these circumstances, the Agency Official is not required to take further steps in the section 106 process."

B.1.7) 36 CFR 800: section 800.4(d) When historic properties are found.
"If there are historic properties that the undertaking may affect, the Agency official shall assess the effects in accordance with Section 800.5."

B.1.8) 36 CFR 800: Section 800.5 (b) When no effect is found.
"If the Agency Official finds the undertaking will have no effect on historic properties, the Agency Official shall notify the State Historic Preservation Officer and interested persons who have made their concerns known to the Agency Official and document the findings, which shall be available for public inspection. Unless the State Historic Preservation Officer objects within 15 days of receiving such notice, the Agency Official is not required to take any further steps in the section 106 process. If the State Historic Preservation Officer files a timely objection, then the procedures described in Section 800.5(c) are followed."

B.1.9) 36 CFR 800: Section 800.5 (c) When an effect is found.
"If an effect on historic properties is found, the Agency Official, in consultation with the State Historic Preservation Officer, shall apply the Criteria of Adverse Effect (Section 800.9(b)) to determine whether the effect of the undertaking should be considered adverse."

B.1.10) 36 CFR 800: Section 800.5 (d) When the effect is not considered adverse.
"(1) If the Agency Official finds the effect is not adverse, the Agency Official shall:

(i) Obtain the State Historic Preservation Officer's concurrence with the finding and notify and submit to the Council summary documentation, which shall be available for public inspection; or

(ii) Submit the finding with necessary documentation (Section 800.8(a)) to the Council for a 30-day review period and notify the State Historic Preservation Officer.

(2) If the Council does not object to the finding of the Agency Official within 30 days of receipt of notice, or if the Council objects but proposes changes that the Agency Official accepts, the Agency Official is not required to take any further steps in the section 106 process other than to comply with any agreement with the State Historic Preservation Officer or Council concerning the undertaking. If the Council objects and the Agency Official does not agree with changes proposed by the Council, then the effect shall be considered as adverse."

B.1.11) 36 CFR 800: Section 800.5 (e) When the effect is adverse.
"If an adverse effect on historic properties is found, the Agency Official shall notify the Council and shall consult with the State Historic Preservation Officer to seek ways to avoid or reduce the effects on historic properties. Either the Agency Official or the State Historic Preservation Officer may request the Council to participate. The Council may participate in the consultation without such a request."

B.1.12) 36 CFR 800: Section 800.8(a) Finding of no adverse effect.
The purpose of this documentation is to provide sufficient information to explain how the Agency Official reached the finding of no adverse effect. The required documentation is as follows:
"(1) A description of the undertaking, including photographs, maps, and drawings, as necessary;
(2) A description of historic properties that may be affected by the undertaking;
(3) A description of the efforts used to identify historic properties;
(4) A statement of how and why the criteria of adverse effect were found inapplicable; and
(5) The views of the State Historic Preservation Officer, affected local governments, Indian tribes, Federal agencies, and the public, if any were provided, as well as a description of the means employed to solicit those views."

B.1.13) 36 CFR 800: Section 800.8(b) Finding of adverse effect.
The required documentation is as follows:
"(1) A description of the undertaking, including photographs, maps, and drawings, as necessary;
(2) A description of the efforts to identify historic properties;
(3) A description of the affected historic properties, using materials already compiled during the evaluation of significance, as appropriate; and
(4) A description of the undertaking's effects on historic properties."

B.2) NRHP Criteria For Listing (NRHP 1999)

The quotation below is reprinted in full from the Code of Federal Regulations, Title 36, Part 60. "The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local government, Federal agencies, and others in evaluating potential entries in the National Register.

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

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

Criteria Considerations
...Cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

(a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

(c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

(d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(g) A property achieving significance within the past 50 years if it is of exceptional importance.

Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing for listing."

B.3.0) California Environmental Quality Act (CEQA 1999)

B.3.1) CEQA 21083.2: Archaeological Resources

"a) As part of the determination made pursuant to Section 21080.1, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the environmental impact report shall address the issue of those resources. An environmental impact report, if otherwise necessary, shall not address the issue of nonunique archaeological resources. A negative declaration shall be issued with respect to a project if, but for the issue of nonunique archaeological resources, the negative declaration would otherwise be issued.

b) If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state...

g) As used in this section "unique archaeological resource" means an archaeological artifacts, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) Contains information needed to answer important scientific research questions and that there is a demonstratable public interest in that information.

2) Has a special and particular quality such as being the oldest of its type or best available example of its type.

3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

h) As used in this section, "nonunique archaeological resource" means an archaeological artifact, object or site which does not meet the criteria in subdivision (g). A nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so directs."

B.3.2) CEQA 21084.1: Historical Resources

"A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in the California Register of Historic Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that the resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section."

B-4) California Standards and Guidelines (CHRIS 1999) for Site Recordation

"A broad threshold ... exists ... for the kinds of resources that may be recorded for inclusion in the Office of Historic Preservation (OHP) filing system. That threshold is designed to encompass resources that have been formally evaluated, as well as those whose importance has not yet been determined. Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old also may be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation.

The recording forms ... are designed to meet a wide range of needs for information about historical resources. They allow reasonable discretion regarding the level of information that is collected based on each user's needs and the relative value of the resources that are being documented. That flexibility is intended to encourage the recordation of historical resources not consistently incorporated into ... OHP files.

The minimum documentation needed before the record for a qualifying resource will be included in OHP's filing system generally consists of a completed one page Primary Record and a Location Map. However, the Location Map is optional for resources on small parcels of land in urbanized areas when a street address is provided. More detailed descriptive information and evaluations can be documented on the Building, Structure, and Object (BSO) Record; Archaeological Site Record; and District Record to meet needs not satisfied by the minimum threshold. A Sketch Map should also be prepared to accompany most detailed records.

The minimum level of documentation is designed to provide an initial record for all types of resources. It may even provide relatively complete descriptive data for simple resource types such as isolated archaeological finds and minor historic landscape features. However, it is important to emphasize that the Primary Record (and a Location Map when required) is strictly non-evaluative and constitutes the minimum documentation needed to include a record in OHP's filing system. Professional surveys conducted in connection with planned development projects should generally record all but the very simplest resources with a Primary Record, Location Map, and an appropriate detailed recording form or forms (e.g., BSO Record, Archaeological Site Record, and District Record).

Several optional records have also been designed for use in conjunction with any of the aforementioned records. They include a Linear Feature Record, Milling Station Record, Rock Art Record, Artifact Record, Photograph Record, and Continuation Sheet. Use of the optional forms is entirely discretionary and may be combined with either minimal or detailed recordation as appropriate. In keeping with the flexible nature of this recordation approach, surveyors recording at the minimum level of documentation (e.g., the Primary Record) may opt to provide additional information, as desired, on a Continuation Sheet. Data fields/entries from any of the detailed and optional recording forms in this manual may be selected and used to organize the information presented on a Continuation Sheet. Every data field has been assigned a unique designation composed of a letter (signifying the record it came from) and number to facilitate such customized presentations."

APPENDIX C: PERSONNEL QUALIFICATIONS

LESLIE NAY IRISH
Principal Project Manager
Quality Control
Cal Trans (CT) 022889

Ms. Irish is the qualifying principal for WBE certification with CALTRANS and MTA, with both a State and Federal designation as a Disadvantaged and Small Business Enterprise. Ms. Irish has extensive multi-disciplinary experience in environmental, engineering/architectural, land development and construction management and administration. Ms. Irish maintains a professional relationship with the Mexican-American Opportunity Foundation, a non-profit business to business mentoring program. Active in the consulting/construction industry for more than 18 years; she is presently completing a degree in Business Administration / Management with a minor in Anthropology / Archaeology. Her ongoing education greatly adds to her ability to participate in writing Environmental Assessments, Environmental Impact Statements and Environmental Impact Reports. Her principal duties at L&L include coordination of section 10 and 7 consultations for ACOE / USFWS and / BLM projects, project management, and technical editor and quality control on environmental documentation. She maintains direct contact with clients /project proponents and is involved in all aspects of the project from response to the request for proposal to project completion. Ms. Irish has a complex understand of the industry from various perspectives. As a result, she uses her personal understanding of team member positions and responsibilities in her role of project manager, coordinator and quality control.

Ms. Irish coordinates and attends all pre-application meetings for section 7 and 10 processing and field verifies wetlands and "waters" of the US with the lead agency during the negotiation process. Ms. Irish has authored various supportive documents for the permit and approval process and manages the dissemination of information between the client and the agencies. Where necessary, Ms. Irish has stepped in and managed disputes and negotiated compromises, which benefited both the project and the impacted species.

Her past experience has included processing and project management of multiple projects in various stages of development and construction. As an assistant to Civil Engineers and Land Surveyors Ms. Irish had direct contact with agencies and project proponents while processing agency applications, permits, and approvals for items such as lot line adjustments, records of surveys, Tentative Tract and Final Maps, Annexations and Conditional Use Permits, as required. She also tracked and scheduled professional progress, coordinating incoming and outgoing maps, plans, and certifications. She performed routine research in the Assessors office, the Transportation Department, Land Planning, Title Companies and at Flood Control Districts. Ms. Irish cataloged and maintained files on thousands of original documents and maps in Riverside and San Bernardino Counties.

CREDENTIALS

- Certified, Wetlands Delineation and Management, Army Corps of Engineers, 1999
- Certified, Underground Tank Removal, 1994, University of California, Riverside
- Certified, Environmental Remediation, 1994, University of California, Riverside

LESLIE NAY IRISH

PERMIT

- Responsible Party, BLM (Statewide) Archaeology Permit

EDUCATION

B.S., Business Management/Anthropology, emphasis in Archaeology, 2002, University of Redlands
Certificate Program, Field Natural Environment, 1993, University of California, Riverside
Certificate Program (LCDM) Light Construction, Developmental Management, 1987, University of California, Riverside
Certificate: Construction Technologies, Administrative Management, 1987, Riverside City College
License B- General and C-Concrete and General Law sections, 1986, State of California Contractors License School

PROFESSIONAL AFFILIATIONS

1994-97 President/ Business Development Assoc./ Inland Empire
1993-94 Executive Vice President, Building Industry Association, Riverside County
Member/Sales and Marketing Professional Society, Southern Ca
Member/San Bernardino County Museum Associates
Member/Orange County Natural History Museum Associates
Member/National Association of Female Executives
Member/Women's Transportation Coalition
Member/Association of Environmental Professionals

SYMPOSIA, SEMINARS AND WORKSHOPS

CEQA/NEPA Issues in Historic Preservation, UCLA, 2000
CEQA and Biological Resources, UCR, 2000
CEQA Update, UCLA, 2000
Wetlands Delineation and Management, Army Corps of Engineers
Land Use Law/Planning Conference, UC Riverside
CALNAT "95" , University of California, Riverside
Desert Fauna, University of California, Riverside
Habitat Restoration/Ecology, University of California, Riverside
Geology of Yosemite and Death Valley, University of California, Riverside
San Andreas Fault: San Bernardino to Palmdale, University of California, Riverside

AWARDS

1995/Board of Directors Award / Business Development Association / Inland Empire
1993/Presidents Award, Education / Building Industry Association of Southern California
1992/President Emeritus Award, Leadership / Building Industry, Riverside Chapter
1992/Volunteer of the Year Award / Building Industry Association, Riverside Chapter
1991/PASS Committee Award / Building Industry Association, Riverside Chapter

MICHAEL H. DICE, M. A.
Senior Archaeologist

Mr. Michael H. Dice is the senior archaeologist for L&L, with extensive experience with all phases of archaeology. During the last ten years of his professional career, he has contributed to, or directed all phases of archaeological investigations for countless projects. Recently, he has completed a number of government assessments for the National Park Service.

Mr. Dice has extensive experience with cultural resource compliance with regards to Section 106 and Section 110 compliance, as well as NAGPRA issues, and various other local criteria. His principal duties at L&L include technical writing and editing of the archaeological reports, as well as acting as Field Director and Project Planner.

Mr. Dice's archaeological expertise has taken him to project sites located throughout Arizona, New Mexico and Colorado. These undertakings have comprised both prehistoric and historic archaeological investigations. Mr. Dice has worked within the Anasazi, Mogollon, Hohokam, and prehistoric Navajo culture areas. From 1994 to 1999, Mr. Dice acted as a CRM Field Director, Principal Investigator and Technical Writing Subcontractor with Cultural Resource Management Consultants of Farmington, New Mexico. Mr. Dice has excavated and produced reports on sites in Arizona, New Mexico and Colorado. Many of these projects were associated with natural gas pipeline right-of-ways, gas access road construction, power line surveys, well-pad surveys, block surveys, and other CRM related projects. Mr. Dice was involved in a write-up of a series of excavation projects at Pipe Spring National Monument, in Northern Arizona.

CREDENTIALS

- Member, California Historical Society
- Member, National Trust For Historic Preservation
- Registered Professional Archaeologist (RPA, 2000)
- M.A., Arizona State University, 1993

EDUCATION

Masters Degree, Anthropology, with a Bioarchaeology subdiscipline, 1993, Arizona State University
BA, Anthropology, 1986, Washington State University
Anthropology, 1977 to 1980, University of Washington

PROFESSIONAL HISTORY

- Senior Archaeologist, L&L Environmental, Corona, California.
- Park Archaeologist, Pipe Spring National Monument, Andrea Bornemeier, Supervisor (520-643-7105), March 1999 (GS-9) current as consultant.
- Database Manager and Archaeologist/Crew Chief, Chapin 5 Burn Area Emergency Rehabilitation Project, Mesa Verde National Park, May 1997 to January 1999. Jane Anderson and Gay Ives, Supervisors (970-529-4465), employed May 1997 (GS-07),

then employed as a GS-09 in April of 1998.

- Field Director, Cultural Resources Management Consultants, Inc. (CRMC), Farmington, New Mexico AND Michael A Frost, Inc., Ignacio, Colorado (505-327-5901). June 1994 to May 1997.
- Assistant Crew Chief/Archaeological Technician, LaPlata Archaeological Consultants, Dolores, Colorado. (970-565-8708), October 1991 to June 1994.
- Human Skeletal Analyst, Field Crew Member, Complete Archaeological Service Associates (CASA), Cortez, Colorado (970-565-9229). June 1990-August 1994.
- Archaeological Technician, Woods Canyon Archaeological Consultants, Yellow Jacket, Colorado (970-562-4884). November 1990-October 1991.
- Crew Member, CRM Arizona State University, Tempe, Arizona. April-May 1990.

PUBLICATIONS: All by M. H. Dice Unless Noted. All L&L Projects With Leslie Irish

- "An Archaeological Assessment Of A Portion Of The "Santa Clarita River Park Project", City of Santa Clarita, Los Angeles County, California." L&L Environmental, WHA-00-175. On file, L&L.
- "An Archaeological Assessment Of "The Club Time Share Project", City Of Big Bear Lake, California." L&L Environmental, US-00-184. On file, L&L.
- "An Archaeological Assessment Of The Emerald Acres Project, Hemet Area, Riverside County, California." L&L Environmental, TG-99-191. On file, L&L.
- "An Archaeological And Paleontological Assessment Of APN#909-060-013, City Of Murrieta, County Of Riverside, California." L&L Environmental, SRM-00-260. On file, L&L.
- "An Archaeological Assessment And Paleontological Summary Of APN#670-040-007, County Of Riverside, California." L&L Environmental, SEI-00-255. On file, L&L.
- "An Archaeological Assessment Of "The Sierra And Armstrong project", County Of Riverside, California (Negative Results)". L&L Environmental, SA-00-212. On file, L&L.
- "An Archaeological And Paleontological Assessment Of The Top Capital-Hillcrest Project, City Of Corona And County Of Riverside, California." L&L Environmental, KA-00-226. On file, L&L.
- "An Archaeological And Paleontological Assessment Of Tract #29418, "Amberhill The Orchards", City Of Corona, California." L&L Environmental, FR-00-139. On file, L&L.
- "A Revised Archaeological And Paleontological Assessment Of The Heritage Hills Specific Plan, Riverside County, California." L&L Environmental, FHG-00-139. On file, L&L.
- "An Archaeological Assessment And Paleontology Summary Of Eastern Minucipal Water District's "Manzanita tank And Supply Pipeline Project", County Of Riverside And City Of Moreno valley, California." L&L Environmental, EMW-00-194. On file, L&L.
- "An Archaeological And Paleontological Assessment Of The Crown Ranch Estates project, City Of Corona, California." L&L Environmental, DB-00-140. On file, L&L.
- "A Cultural Resources Records Search And Archived Aerial Photograph Search Of 1,219.51 Acre Southeast Annexation Project For The City Of Hemet, County Of Riverside, California." L&L Environmental, COH-00-216. On file, L&L.
- 1998 Archaeological Excavations at Pipe Spring National Monument". Third Draft in progress. Pipe Springs National Monument, National Park Service. Fredonia, Arizonia.
- "*Archaeological Excavations at LA 72968, Final Report*". Cultural Resources

Management Consultants, Inc. Technical Report No. #93-195F. Farmington, New Mexico. In progress. Scheduled for BLM review in August, 1999.

- "The Mesa Verde National Parks Chapin-5 Fire Rehabilitation Project". Website on the Mesa Verde Server (NPS, Washington, D.C.).
- "*Archaeological Excavations at LA 83096, LA 80838, and LA 70642. Final Report*". Cultural Resources Management Technical Report No. #93-055. Farmington, New Mexico. With Appendices. 1999.
- "Archaeological Excavations Along Williams Field Services' Trunk S Pipeline: LA 75759, Interim Report". Cultural Resources Management Consultants, Inc. Farmington, New Mexico. 1998.
- Nordby, L., Mayberry, J., Dice, M. "Mesa Verde National Park Architectural Documentation Database (ARKDOCV1.0)" Database Application by Michael Dice. *Mesa Verde National Park Contributions to Ancestral Puebloan Architecture Studies* #2. Mesa Verde National Park, Colorado, 1998.
- "Archaeological Excavations Along Williams Field Services' Trunk S Pipeline: 1996 Field Season Interim Report". For Williams Field Services. CRMC, Inc. Farmington, New Mexico. 1997.
- "Limited Excavations at LA 103920, An Aceramic Basketmaker II Site, Rio Arriba County, New Mexico". Prepared for Williams Field Services, Inc. CRMC, Inc. Farmington, New Mexico. 1997.
- "*Interim Report: Archaeological Investigations at LA 72968*". Prepared for Williams Field Services, Inc. CRMC, Inc. Farmington, New Mexico. 1996.
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- "*Interim Report: Archaeological Investigations at LA 49873*". Prepared for Williams Field Services, Inc. CRMC, Inc. Farmington, New Mexico. 1995.
- "*Interim Report: Archaeological Investigations at LA 71849*". Prepared for Williams Field Services, Inc. CRMC, Inc. Farmington, New Mexico. 1995.
- "*A Comparison of Surveyed and Excavated Sites within the Fruitland Cold Gas Mitigation Project*". Draft study prepared for the Fruitland Conference, February 1995, Farmington, New Mexico.
- "*Disarticulated Human Remains from Reach III of the Towaoc Canal, Ute Mountain Ute Reservation, Montezuma County, Colorado*". Four Corners Archaeological Project Report No. 22. CASA 93-72, Complete Archaeological Service Associates, Cortez, CO. Contributions by Margaret E. Newman. 1993.
- "*Formal Burial Analysis: Towaoc Canal Reach III*". In M.M. Errickson, "Prehistoric Archaeological Investigations on Reach III of the Towaoc Canal, Ute Mountain Ute Reservation, Montezuma County, Colorado". Four Corners Archaeological Project No. 23. 1993. CASA 93-39, Complete Archaeological Service Associates, Cortez, CO. 1993.
- Hovesak, T., L.. Sesler, M. Dice, and A. Gass "Interim Report: La Plata Archaeological Consultants Fruitland Coal Gas Recovery Project. 1991-1992 Excavations at 27 Sites". Complied by Barbara Cullington. LAC Report 93-42, Dolores, Colorado. 1993.
- "*A Mass Burial from Leroux Wash, Arizona*". Unpublished Masters Thesis, Arizona State University. May, 1993.

DRAFT

The City of Ontario's Historic Context For the New Model Colony Area

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September 2004

New Model Colony Historic Context

The New Model Colony Historic Context provides a historical background for diary 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. Historic contexts identify the broad patterns of historical development and link the history of an area with the built environment.

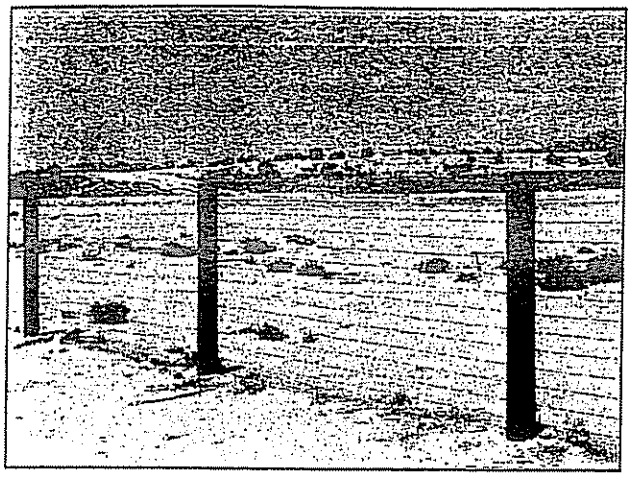
This Historic Context was initially developed in conjunction with a reconnaissance survey intended to identify and characterize the potential historic resources within the New Model Colony boundaries and to identify those areas, property types and individual resources which should be included in subsequent research and intensive level survey and evaluation efforts. The survey and context development were partially funded by a 2003-2004 Certified Local Grant awarded to the City of Ontario and performed by Galvin & Associates, cultural resources consultants. It is expected that the context will continue to be developed as additional information becomes available through additional research, survey work, and citizen input.

Background

In 1967, the County of San Bernardino designated 14,000 acres of agricultural land in the Chino Valley located in the southwest area of San Bernardino County. This agricultural land, which has been protected by Williamson Act contracts and the 1965 Land Conservation Act, has been farmed primarily by Dutch, French Basque and Portuguese dairy farmers for the last 50 years. By the 1980s, this area had evolved into a world-class dairy center with more cows per acre and higher milk yields than anywhere else in the world. In the 1990s, as dairy operation costs escalated and the demand for housing in the region swelled, development pressures mounted and the process of incorporating this area into adjacent cities began. Anticipating the expiration of the Williamson Act contracts, this area was divided and portions were incorporated into three adjacent cities. In 1999, 8,200 acres were annexed by the City of Ontario; in 2003, 5,000 acres were annexed by the City of Chino, referred to as the Preserve; and the City of Chino Hills annexed the remaining few hundred acres of land.

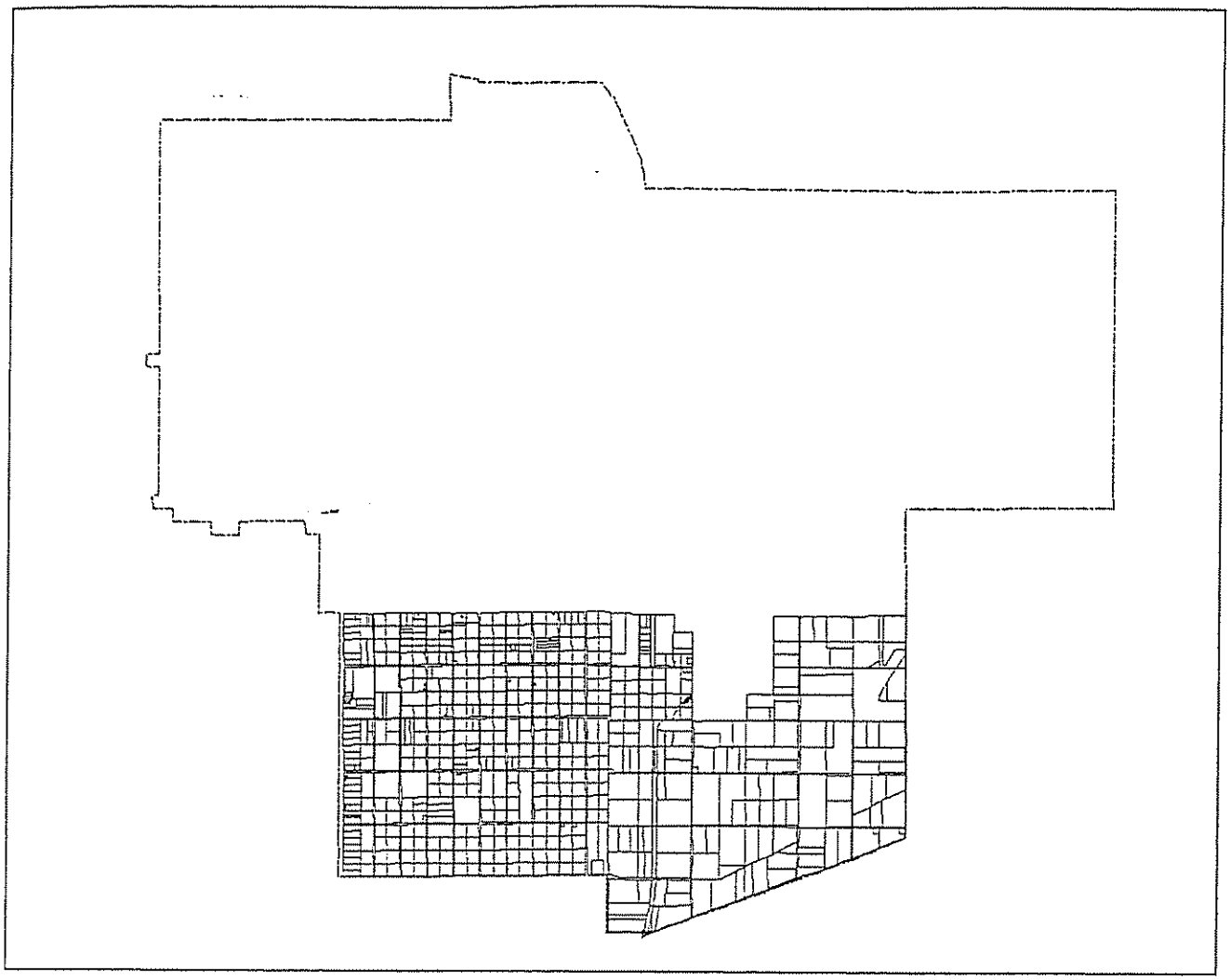
The City of Ontario named their portion of the former San Bernardino County Agricultural Preserve the *New Model Colony* (NMC) after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchase (Mutual Water Company), a grand boulevard (Euclid Avenue) and an agricultural college (Chaffey College, est. 1885). In 1998, the City of Ontario adopted a General Plan for the New Model Colony that also contained innovative land development principles in an effort to continue the legacy of the Model Colony. Plans for the 8,200-acre New Model Colony include

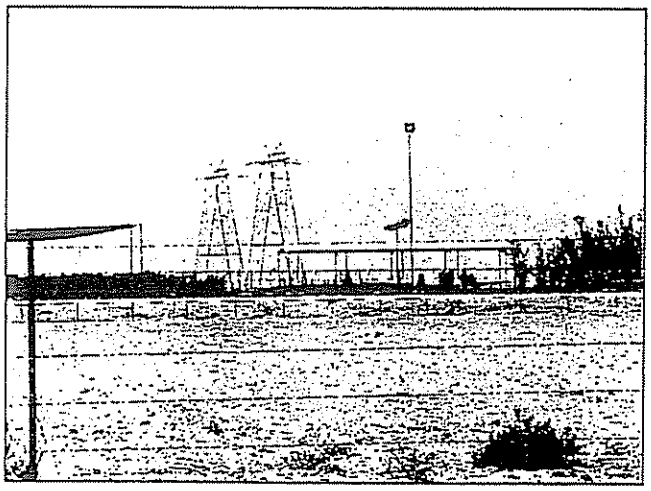
housing for an anticipated 100,000 people, commercial areas, parks, a lake, golf course, trail and bike links and old-fashioned streetscapes.



Over time, the New Model Colony area has been known as Santa Ana Del Chino, the Chino Valley, the Chino Basin, and the San Bernardino Agricultural Reserve or Ag Preserve. It consists of an expansive area of flat arid land that was historically sandy desert. The soil has since been amended with nutrients from cow manure due to the many years of dairy farming that has taken place within the area.

At the time the reconnaissance survey was begun in the spring of 2004, there were 711 parcels of predominately open agricultural land within the boundaries of the NMC upon which were scattered single-family homes and farm buildings that had never been surveyed or evaluated for historical significance. The NMC area is comprised of almost entirely dairy properties which include open space, at least one large milk parlor (barn), one or more single-family residences, and several outbuildings associated with the dairy industry; the average parcel size exceeds nine acres. The NMC area is roughly bounded by Riverside Drive to the north, Euclid Avenue to the west, Milliken/Hammner Avenue to the east, and Merrill Avenue and the San Bernardino County/Riverside County line to the south. Bisecting roads running east/west include Chino Avenue, Schaeffer Avenue, Edison Avenue and Eucalyptus Avenue, and roads running north/south include Bon View Avenue, Grove Avenue, Walker Avenue, Grant/Carpenter Avenue, Archibald Avenue, Sumner Avenue and Cleveland Avenue.





Water is drawn from a multitude of wells in the basin as well as from Cucamonga Creek, which runs south bisecting the NMC before opening up into the Prado Flood Control Basin in southern San Bernardino County. There are three segments of transmission lines that also run through the NMC. These lines originate at the Etiwanda Power Plant located at the intersection of Etiwanda Avenue and the Atchison Topeka and Santa Fe Railroad line one mile north of the Interstate 10 Freeway. These lines transmit generated electricity through the NMC to the City of Chino and south through Slaughter Canyon to communities south of the Chino Hills. One line runs parallel to the westbound Edison Avenue to a substation located just north of the California Institution for Men (located south of Eucalyptus Avenue between Central Avenue and Magnolia Avenue).

There is a small newly constructed commercial area in the northwest corner of the NMC at the intersection of Riverside Drive and Euclid Avenue and a few large light industrial buildings that line Milliken/Hamner Avenue. With the exception of these commercial buildings, most of the buildings within the study area appear to date to the mid-twentieth century (late 1940s to early 1960s), although there are a handful of buildings that date to the 1920s or earlier. The earlier buildings are located nearest the western and northern boundaries of the NMC (along Euclid Avenue and Riverside Drive) in the former periphery of the cities of Chino and Ontario. A section of houses located between Archibald Avenue and Sumner Avenue just south of Riverside Drive were constructed in the past twenty years and were not included in the NMC study area.

Surrounding developed communities include the Cities of Ontario and Upland to the north, the city of Chino to the west, and the community of Mira Loma to the east. Other nearby development includes the Chino Airport located directly south of Merrill Avenue at the intersection of Euclid Avenue, several prisons toward the Chino Hills to the southwest, a California Rehabilitation Center and the U.S. Naval Reservation to the southeast, a U.S. Military Reservation to the northeast, and a golf course and the Ontario Upland Sewage Disposal and Percolation Basins to the north.

Historical Overview

Early History of San Bernardino County and Neighboring Communities

San Bernardino County comprises three major areas; a valley basin in which the cities of Ontario and Chino are located, a series of high mountains, and a vast expanse of desert. In its natural state, the valley was a grassy land with native trees growing in the foothills and along the banks of streams. As early as 1500, Indians first inhabited the San Bernardino Valley and lived in small settlements called Rancherias. The Rancherias were located near streams or natural springs and contained 10 to 30 dwellings. The water and climate have been the two key factors in the development of the area. The climate is Mediterranean-like with dry, hot summers and cool moist winters. The water comes down from the San Gabriel Mountains to the north and percolates into the alluvial material of the valley floor and is stored below the surface. Because of its climate and topography, the San Bernardino Valley developed into the principal agricultural area of the county. However, during its early years, the area was used as a range land for cattle and grain fields and then as a sea of crops such as vineyards and citrus groves.

The first Europeans into the area were Spanish soldiers and padres traveling to and from the San Gabriel and San Luis Rey missions to the west and south. In 1772, Pedro Fages, a military commander tracked deserters through the county. In 1774, Juan Bautista de Anza led an expedition from Mexico and camped along San Antonio Creek near present day Ontario, naming the place Arroyo de los Osos, or "Bear Gulch." Mission San Gabriel Archangel, founded in 1771 proved to be the most economically

successful of all the missions. Its outlying ranch lands, grain fields, orchards and vineyards constituted a vast pastoral empire, eventually extending many miles inland into the San Bernardino Valley. From the time of the Anza expedition until the Mexican Rancho Period the land around Ontario was used as grazing land by the Mission. Under Mission rule, cattle ranching became a major industry. The rangy, tough cattle thrived and bred rapidly in the benign Mediterranean climate. Soon hundreds of thousands of head of cattle were wandering across the lush pasture.

Starting in the 1830s, a trade route, known as the Spanish Trail, was established between Southern California and New Mexico. Traders from New Mexico traveled for two months to traverse the rough terrain carrying woolen goods on mules and pack horses to exchange for horses, mules, silks and Chinese goods from California. The San Bernardino Valley served as an excellent pasturage for the livestock of the trading expeditions.

Following the secularization of the missions, large land grants were given to influential citizens leading to European settlement of ranchos for raising cattle in the San Bernardino Valley. The Rancho period lasted from 1834 until the Mexican War of 1846. Raids on livestock were rampant during the Rancho Period. Colonists were encouraged to settle in the San Bernardino Valley to help protect the region from such raids. Recipients of the land grants included Spanish gentlemen (dons) from many of the first families of California, such as the Lugos, Sepulvedas, Yorbas, Bandinis, Tapias, Palomares, and Picos.

One of the largest land grants in the area was Rancho Santa Ana del Chino, which encompassed the New Model Colony project study area. In 1841, the Spanish governor Alvarado granted the 22,000-acre Rancho Santa Ana del Chino to his uncle, Antonio Maria Lugo. Lugo had been born at the San Antonio Mission in 1775 and was the son of a soldier. In time, he would become one of the wealthiest and most influential men in Mexican California.

Lugo deeded half the ownership of the ranch to his son-in-law, Isaac Williams following his marriage to Lugo's daughter, Maria de Jesus. Williams had come to California in 1832 and become a merchant in Los Angeles. Williams built the Chino Ranch and into an empire. He planted many field crops, a vineyard, fruit trees, and grew wheat. He constructed a mill to produce flour and established a soap factory. His home was built in a large quadrangle enclosing an interior courtyard, 250 feet on each side. Visitors described it as the largest and best arranged private home in California. Williams' ranch house was a quintessential example of the Rancho-period homes that would serve as the architectural inspiration a century later for a new wave of inhabitants to the area.

The Lugo's San Bernardino Rancho was primarily a livestock range. Four thousand cattle were brought from the elder Lugo's ranch as the present Lynwood-Compton area of Los Angeles. A local historian, Walter C. Schuiling described rancho living in the 1840s as "a pastoral, almost feudal way of life. Indians provided labor for the Rancherias. Raising cattle and horses were the primary activity- corn, wheat, barley,

potatoes, peas, beans, onions and peppers were also cultivated to provide food. Rodeos or roundups were regularly scheduled after the calving season to brand, mark, and gild the livestock. Cattle within a designated area would be driven to one ranch location and livestock that did not belong to that ranch would be driven to their owners."

In 1847, a group of Mormons had separated from the Mormon Battalion on their way to Salt Lake City and ended up living at the Chino Ranch. They aided in the harvest and in building a gristmill. Gold seekers stopped at the Chino Ranch for rest and supplies. In 1848 the signing of the Treaty of Guadelupe-Hidalgo ended the Mexican War, which signaled the demise of the Rancho Period. Although many land titles were confirmed by the new American government, large grants of land for new ranches came to an end. A new population bringing different cultures began moving into the area displacing the Hispanic and Mexican inhabitants and their cultures. Free-ranging herds of livestock gave way to a new use of the land - agriculture.
In 1853 the County of San Bernardino was created and was divided into three townships; San Bernardino, San Salvador, and Chino. San Bernardino was designated as the county seat, with the Mormon Council House serving as the first courthouse.

Beginning in 1873, San Bernardino County saw many new railroad lines and train depots constructed. By 1886, the San Bernardino Valley had two transcontinental railroad systems. The first was the Southern Pacific, an offshoot of the Central Pacific. In the 1870s and 1880s, Cowboys continued to lead herds of cattle over trails through the valley to the railroads.

Another stimulus to growth in the San Bernardino Valley was the growing importance of citrus agriculture. The valley possessed factors especially favorable for citrus growing such as the decomposed granite soil, good drainage, available water, abundant sunshine, and cool winter nights. The completion of the railroads and the booming citrus industry created a land boom, especially in the valley area. During the last two decades of the nineteenth century, about 30 new communities were started in the county during the boom period including Ontario and Chino.

Cities of Ontario and Chino Established

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. The South Side School was located on the northeast corner of State Street and San Antonio Avenue, which was built shortly after Central School.

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. A bandstand was built on Euclid Avenue. 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 tore 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.

Chino's beginning can be traced to Isaac William's Rancho Santa Ana del Chino, known for its cattle and fine horses, its sugar beet factory, its dairy farms, and its truck farms in the early days. After Williams died the Chino Ranch suffered difficult times until the ranch and some additional lands were purchased by Richard Gird in 1881. Gird imported dairy cattle and built up a herd of 200 milk cows, which was the start of Chino's more recent role as a dairy center of Southern California. In 1887 he subdivided half the ranch and set aside the town site of Chino.

Gird also established a narrow-gauge railway that was built to connect with the Southern Pacific line at Ontario. Gird had dreams of making Chino an industrial center as well as an agricultural one. He organized the Chino Valley Manufacturing Company and planned to develop an iron and steel industry. His endeavor with the iron industry never made it due to the land boom collapse in the 1880s. Gird went into business with the Oxnard Brothers and started planting sugar beets. The Oxnard Brothers built a

sugar beet factory and by 1895 the Chino area was planted with over 5,000 acres of beets.

Most of the San Bernardino Valley communities that were established in the 1880s and 90s owed their growth during the subsequent decades to the citrus agriculture. Aside from citrus groves, grapes and other agricultural fields were also present. The Chino area underwent considerable agricultural change in the 20th century. During WWI, the American Beet Sugar Company moved to Oxnard in Ventura County but other industries took its place. In 1919 the Libby McNeil and Libby opened a cannery in Chino, and the walnut industry became very important in the 1920s.

The Development of the Dairy Farming Industry in Southern California

In 1697, Father Kino, a Jesuit priest, first brought cows from Sonora, Mexico for use in the California Missions. Prior to that, Californians of Spanish decent had plenty of cattle but not a lot of milk. Most of their milk was obtained from goats, but it might take six goats to produce one quart of milk. The activities with the ox, both industrial and social, rested chiefly upon the male of the species and the female was little more than incidental thereto: cows were kept to get more bulls and steers.

Kino was followed in 1701 by another Jesuit priest, Father Agarte, whom historians proclaim as California's first agriculturalist. They set up a Mission at San Diego and husbanded the cattle, which they brought with them and protected the increase by prohibiting the slaughter of any of them for food.

During the long period of years beginning with the establishment of the Mission at San Diego, cattle became the leading business of the early settlers around the Missions. The cows were not prodigious milk producers. As the population in California grew, more cows were needed to meet the growing demand. Large numbers of cattle were brought from Kentucky and England.

The first herds of good cows to reach California were those led or driven across the plains by the gold-seekers of 1849. The cows were fed or grazed along the trail and contributed to the family menu on the way. These cows were the foundation stock of pioneer dairy efforts in the foothills and mountain valleys of the Sierra Nevada. During the late 1840s and early 1850s, Sacramento was the center of California's cattle market. It was during this period that dairying became an established industry in California. Fine stock was imported for the purpose of breeding. Within a few years, California's large dairy farms compared with any in the world. However, it was difficult to milk cows during this time since they were allowed to run wild. It took three men to milk them; one to hold the head, a second to restrain her legs and a third to milk her.

The coming of the railroad led to an increase in the number of farmers. In the 1880s, dairying was largely confined to Humboldt County, Pt. Reyes Peninsula, the coastal

section of San Luis Obispo and the mountain pastures of the Lake Tahoe region. Up to 1890, dairying was still largely the dairy farmer's industry. Most butter, cream, etc. was made at the dairy. In the early 1890s, the first farm separators (mechanical milk separators) were introduced into California. With the advent of the farm separator, the factory, creamery, cheese plant and condensory began to assume a greater importance.

The California dairy interests were advanced by several organized efforts. The first State Dairymen's Association was organized as early as 1876, and held several good annual conventions, but could not command sustaining interest. In 1882 another State Association was organized to fight oleomargarine, and secured the State law restricting the sale of it, but provided no ways or means for the operation of the law itself. In 1883 another dairy association was formed to promote the industry through demonstrating profitable lines of export and to protect it from competition with bogus products. This association secured the establishment of the State Dairy Bureau in 1895. The association was otherwise forceful for several years, but failed of adequate popular support. In 1901 the Creamery Operator's Association was organized, by those chiefly on the manufacturing side as the name indicates.

Around the turn of the twentieth century, the milk manufacturing industry started to expand into other markets. Pasteur discovered that by heating milk to 140 degrees Fahrenheit for 20 minutes it would destroy germs of tuberculosis, typhoid fever and other pathogenic organisms. Due to his discovery, the milk manufacturing industry began to develop in other areas related to the dairy industry such as supply machinery and equipment for milk pasteurizing plants, coolers, pasteurizers, bottling machines and a score of other products. (Greene, 15)

There are three distinct phases in dairy farming in Southern California. The first phase was from 1900-1930 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 1930s were small family concerns, consisting of five or six 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 didn't 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 1931-1949 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, and 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 for 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 on the island of Azore. 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 third phase of dairying in Southern California 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 than before the squeeze began. The manpower shortage due to World War II had led to the use of machinery. Scientific feeing and breeding resulted in larger herds. 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.

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 seven-year period from 1950 to 1958, a total of 6,615 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 persons a 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 milkshed 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 yet locations 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-60s 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.

The Dairy Industry in the Chino Valley

Dairies first came to the Chino Valley in the late 1890s, mostly on rented land. No dairy barns were built because milking was done in an open corral, and the cows were turned back to pasture. No hay or grain was fed, so milk production (and the price of milk) depended on the pasture. Dairymen initially came to the Chino Valley area because the native grass pastureland could be rented for $2 to $3 per acre per year and cows were about $30 each. With no restrictions or regulations, it was easy to get into the dairy business. A few cows, a milk pail, a milk stool, ten gallon cans to hold the milk and barbed wire corral were all that were needed. Milk cans and pails were often washed in cold water and set upside down to drain.

The Chino Valley was a good location for dairy farming because of its vast areas to cultivate hay and its sunshine, fertile soil, and water supply. The middle European dairymen settled in the 1920s and 1930s in Paramount, Artesia and Cypress.

In the late 1950s and early 1960s many housing developments began in Westminster and Cypress and dairymen started to buy farm land in the Chino Valley which had been used mostly for growing grapes. By 1957, more than 135 dairies were located in the Chino Valley area.

In an article published in 1960 in the California Sun Magazine, a publication of the UCLA Graduate Department of Journalism, noted,

> A combination of rising land values and the threat of increasingly higher taxes, of course, had proved a double-barreled inducement for dairymen to sell out. The price for an acre of land is now $3,500 in Los Angeles County, and many dairymen are already giving ground and reaping real estate profits. I was told by several dairy equipment sellers and cattle inspectors that they expect a mass exodus from the Bellflower-Dairy Valley area, when the price of an acre of land rises to $5,000 an acre. The next big jump of the Los Angeles Milkshed will most likely be right out of the county, to Chino Valley in San Bernardino County. Chino offers Los Angeles dairymen good sandy (easily drainable) land, a good water supply, low initial prices for land, low tax rates, fast and cheap transportation of milk to the big city creameries via the Freeway, and a place where a dairyman won't be plagued with the specter of an ever-increasing population taking over the dairy land for tracts and housing lots.

In moving to the Chino Valley area, 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. One of the most important ways that dairymen were able to meet their needs as business people and workers was to join a labor union. The Teamsters were never very active in the Chino Dairy Preserve, but the Christian Labor Union (mostly a farmer' union) was. Farmers generally joined the union as a way to access health and other employment benefits, but soon saw the value of being Union members when they needed advocacy.

An Agricultural dairy preserve was established in 1960 that encompasses the current study area. The preserve was established to protect dairies from encroaching development. At the time, many dairy farmers entered into long-term agreements with the county such as Williamson Act contracts, which would make it difficult for the dairies to leave. In 1987, the county Board of Supervisors re-evaluated the preserve and agreed to continue to protect its status. However, some dairies and farmers who wanted to leave but had to remain because of their contracts began to want some local control over their affairs.

In 1993, some of the preserve's residents asked the Local Agency Formation Commission for San Bernardino County (LAFCO) if they could incorporate a new city called El Prado so they could have local control over the area's land uses and be able to develop infrastructure. LAFCO rejected the proposal to create El Prado because the residents did not possess the resources to fund its creation. After that attempt failed, LAFCO determined in 1994 that the agricultural preserve would be placed under the spheres of influence of Chino and Ontario. The cities would be allowed to annex land in the spheres but would have to form a plan designating land use in the area and file an environmental impact report.

By 1979, the largest concentration of dairies in the world was located in the approximately 18 square miles that comprise the Chino Valley (which includes more than the current study area). Sixty percent of the milk produced in the State of California was produced in this area. There were fewer than ten dairies in the actual city limits of City of Chino and about 30 dairies were lost from the City of Ontario due to the encroachment and construction of 30,000 homes to the City's southern edge. Some of the dairymen sold their land to developers for higher land prices ($25,000 to $50,000 per acre).

Dairy owners have battled to lift the preserve's development ban since 1987, when supervisors agreed to limit the area's use to agriculture for at least a decade. As opposition to the limits grew, Supervisor Jon Mikels called for lifting the prohibition midway through the 10-year term. Arguments for keeping the preserve intact included the fact that it is a safe haven for migratory birds and an economic engine for the Inland Valley. Lifting the preserve could endanger a $750 million-a-year local dairy industry employing about 5,000 people and could also endanger tax breaks that were enjoyed by some Dairy Preserve farmers.

Ontario and Chino were given larger spheres of influence over the estimated 15,000-acre Dairy Preserve in September 1994. LAFCO voted 4-3 to adopt a map that extended Ontario's sphere of influence to the south to include another 8,000 acres and Chino's sphere to the southeast to include another 7,000 acres. Extending the spheres of influence was the first step toward annexation and eventual development.

One of the most important ways that dairymen were able to meet their needs as business people and workers was to join a labor union. The Teamsters were never very active in the Chino Dairy Preserve, but the Christian Labor Union (mostly a farmer' union) was. Farmers generally joined the union as a way to access health and other employment benefits, but soon saw the value of being Union members when they needed advocacy.

1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties

The first phase of dairy farming in the Chino Valley occurred between 1900 and 1930 and consisted of free grazing the cattle. The first dairies before the 1930s were small family concerns consisting of five or six acres. The dairies were concentrated around the peripheries of major metropolitan centers to service the areas with the largest populations. Eventually, this period witnessed the change from free grazing dairying to dry-lot dairying. In the 1920s, there was a move by specialized dairy farmers to larger herds and imported feed. Dairy operations of this sort were scattered around San Bernardino and Los Angeles Counties, but there was a large concentration of dairy farmers of the Dutch and Portuguese decent that had mainly settled around Hynes-Clearwater area which today is known as Paramount.

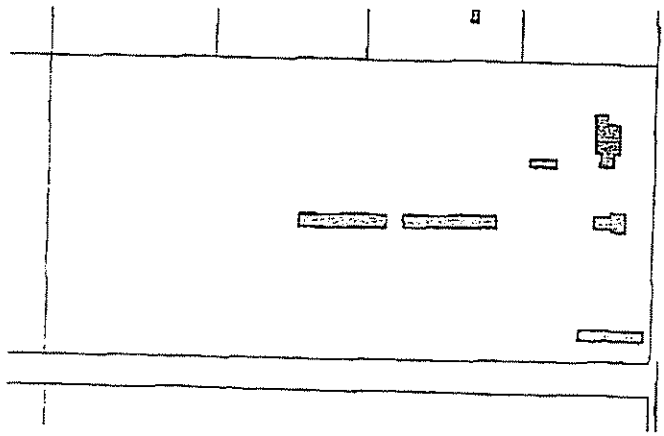
Associated Property Types

A property that developed during this period is located on a relatively small lot (in comparison to the average parcel size present within the NMC study area), consisting of less than nine (9) acres. It is likely located near Riverside Drive or Euclid Avenue or a few streets south or east from these major arterials, as these areas historically made up the periphery of Ontario to the north and Chino to the west. Properties that represent this period have very few dairy buildings and structures located on the property due to the fact that the cattle were allowed to range free within the fields. Also, many early dairies in the NMC area leased the land; therefore the dairy operations may not have left evidence of residential buildings behind if the dairies were not operated and homesteaded by the parcel owner. However, for those few properties from this period who's built environment remains, one can find one or two residences, a detached garage, a modest dairy building, and an expanse of open space.

The residences that are located on a Pre-1930 dairy property were constructed in the architectural styles that were popular during the day; either folk Victorian or Craftsman. A few may exhibit influences from other revival styles such as Italianate or Spanish Colonial Revival, although these styles are not highly represented within the NMC area.

A detached one-car garage would be likely constructed in proximity to but to the rear of the main residence. The garage might be constructed in a similar architectural style as the main residence, would likely be of timber frame with a simple gable or hipped roof, and would have one lift up garage door or no door at all.

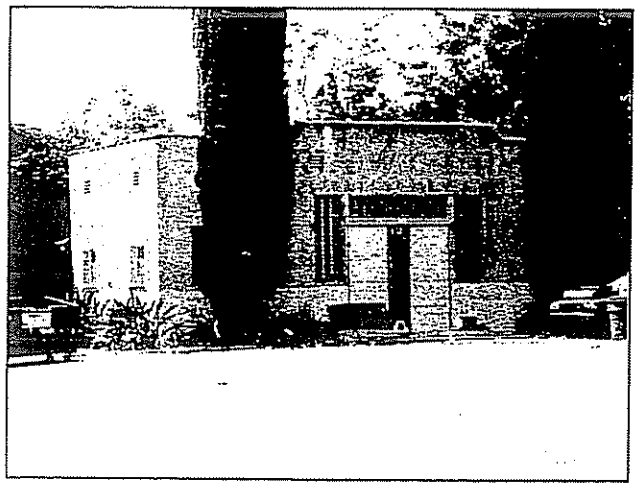
There might be at least one dairy building on the property, which would likely be a large wood barn or a small one story concrete block milking parlor. The large barn would likely be set back from the main residence and might be a transverse crib barn or simple barn with loft. There are less than a dozen of these types of barns located within the NMC project study area. These barns may represent non-dairy agricultural operations as well. However, some of the pre-1930 dairy properties do have early milking parlors constructed in the "flat style." The dairy parlors are modest in size and are designed in the Art Deco or Art Moderne styles. These small dairy operations have a circular driveway in front of the milk parlor and often times have designed landscaping to complement the dairy parlor. There are no other dairy facilities such as pole structures, silos, bins, stalls, etc. associated with this property type.



The physical relationship of resources within the property boundaries demonstrate how the early dairy farmers lived. The dairies were run by a single family who lived and worked on the land. The absence of dairy buildings demonstrates how the cows were allowed to free range within the field and that the farmers would corral the cows to milk them. Around the turn of the century the milking may have been done in the large barns and later, closer to the 1930, in the modest milking parlors. The barns also may have been used to store hay and grain to feed the cows during the winter months. The single car garages represent the fact that the dairy farmers did have automobiles, after Henry

Ford's assembly line approach made vehicles more affordable to the masses in 1908. However, it was not common before 1930 for families to have more than one automobile; therefore the garages are only large enough to house one vehicle. The presence of some early "flat style" milking parlors demonstrates the switch from free grazing dairies to dry-lot dairying. The dry lot method of dairying was the first attempt at mechanizing the milking process. The cows were still milked by hand prior to 1930, but the cows were contained in stalls and fed as they were milked. The size of the dairy operations were still relatively small, limited to less than 100 head of cattle, due to the limitations of hand milking the cows.

The switch from the large barn to a milking parlor not only demonstrates the change in the increase of milk production but also in the change in the cleanliness standards of the milking operation. Towards 1930, the city and state officials began to fight diseases such as Tuberculosis by passing sanitation requirements for the dairies. The new milking parlors were constructed of concrete block with smooth stucco finish and had concrete stalls for the cows to stand on. The cows were washed before being milked and the milk was housed in the front of the milking parlor in large storage tanks and kept at a constantly cold temperature until expressed into the milk trucks for delivery. The milk trucks even utilized the circular driveway in front of the milking parlor at this time.



Some of the early milking parlors still exhibit ghost signs of the name of the dairy operation that once occupied the building. Some of the signs call the operation a creamery or condensory. The significance of this is that it demonstrates how each dairy would not only milk the cows but would also process their own products for market. Some of the early dairies would actually sell their milk and products right from the dairy; customers could just drive up to the front of the milk parlor for their goods.

There are relatively few properties in the NMC study area that are associated with this historical context. This is due to the fact that dairying at this time was still largely concentrated around the Artesia area of Los Angeles County. Refer to Appendix A for a list of properties that may fall within this historic context.

Character Defining features and Integrity Considerations:

The minimum characteristics that are necessary to identify a pre-1930 dairy property as associated with its identified historic context are; a residence that dates to the period 1900-1930 in an architectural style that exhibits little alteration, a barn (either a crib barn, large barn with loft, or early milking parlor, or one of each), a circular driveway, and open space to the rear of the property. The property could have a detached one-car garage, but this characteristic is not essential.

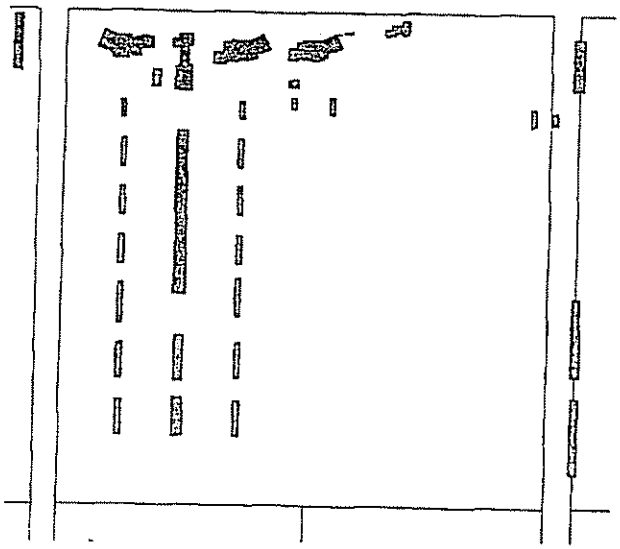
A pre-1930 dairy property that exhibits **high integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property will have no modern intrusions (buildings, structures, objects that date outside the period of significance 1900-1930). The individual elements will possess high integrity individually (retain their original materials, design, workmanship, feeling, association, and location) and the property will possess integrity as a whole (the elements will retain their original locations and physical relationships, the open space will remain intact). The buildings and structures will retain their original uses or may be abandoned but should clearly depict their original operational uses.

A pre-1930 dairy property that exhibits **moderate integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property as a whole will possess their original locations and physical relationships; however, the individual elements may have lost some of their historic integrity. For example, the minimum characteristics are present but the roofing material and windows have been replaced on the residence but it can still be identified as a Craftsman style building. The milking parlor remains intact but is currently being used as storage, but no physical alterations have occurred on the milking parlor. The property continues to convey its historic association with the 1930 dairy property context, but has a few minor alterations.

A pre-1930 dairy property that exhibits **low integrity** is a property that does not exhibit the minimum characteristics of a property identified as having an association to this historic context. One or more of the major characteristics is missing. There may be additional buildings that do not date to the period of significance 1900-1930. The property as a whole lacks integrity of location, design, setting, association, feeling, materials, and workmanship as well as the individual resources lack integrity. For example, the residence has had the porch enclosed, the windows replaced, the wood siding covered in rough stucco, a large addition off the side of the residence, and a new roofing material. The milking parlor has had the original glass block windows replaced with aluminum sliding windows and the front door replaced with a metal security door and the building is currently being used as an auto shop. There is an addition of a manufactured home and a pre-fabricated 6-bay garage on the property. The property no longer conveys its historic association as a pre-1930 dairy property.

2. 1930-1949 - Dry Lot Dairying with Mechanization

The second phase of dairy farming in the Chino Valley occurred between 1931 and 1949. This second phase of dairying marked 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, and 3) legislative price fixing for milk. The early properties that developed during this period were still located on relatively small lots, consisting of less than nine (9) acres. As the era neared the Second World War and 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 physical relationship of resources within the boundaries of a property that was constructed between 1931 and 1949 demonstrates how the dairy farmers lived and operated their dairy farms during this period. These dairies were still operated by a single family who lived and worked on the land. However, they may include sons or daughter's families, brothers, uncles, or the like. Therefore, as the dairy family grew, they would build an additional house on the property, and so too would the dairy operation grow as more hands were available to run the operation. The geometric arrangement of the buildings and structures on the property demonstrates the shift of the dairy operation to a dry-lot method of dairying. The dry-lot method required a more mechanized approach to milking the cattle. This mechanization allowed for the dairies to grow in size as more cattle could be milked in a day.

The shift from single car garages to attached one or two car garages represent the changing importance that the automobile played in American society, as well as a status symbol for those who were able to afford more than one car. The properties with early two car garages may represent the more financially successful dairies during that era. The presence of the early "flat style" milking parlors demonstrates the change in the increase of milk production and the change in the cleanliness standards of the milking operation. The addition 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 continued to utilize the circular driveway in front of the milking parlor to express milk from the storage tanks, but instead of the dairy selling the

milk from the front of the parlor, the milk trucks would take the milk to condensories or refineries before being packaged for sale in the grocery store. A few of the dairies might have still supplied the whole milk to paying customers, but the majority was supplying milk to larger dairy operations for resale. The signs exhibited in front of the dairy operations exhibit the dairy association with which they were associated.

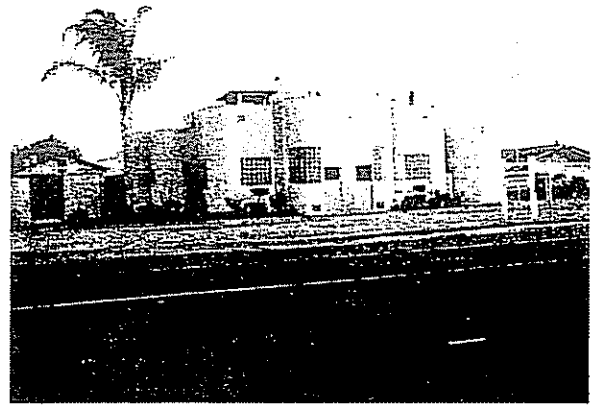
This era demonstrates the first wave of dairy farmers coming to the NMC area to dairy once areas such as Artesia and Dairy Valley began to be encroached by ensuing residential development. Also, additional dairy farmers may have come to this region during this time because their relatives or friends within their respective ethnic communities were already farming the area. Refer to Appendix A for a list of properties that may fall within this historic context.

Associated Property Types

Although scattered about the NMC study area, the majority of properties from this context are located on the western half of the project area near the prior peripheries of Chino and Ontario. Dairy properties that were constructed between 1931 and 1949 will have at least one residence, and often times more than one residence designed in a similar architectural style, a detached or attached one-car garage, an Art Deco or Streamline Moderne style milking parlor, some pole structures or small silos, grain bins, etc, and an expanse of open space. The residences that are located on the 1931-1949 dairy properties are constructed in the architectural styles that were popular during the day; either minimal traditional or early Ranch style.

A few properties may still fall within this context even if the residence was constructed prior to 1930, as the dairy farmer may have adapted an earlier dairy property to a mechanized dairy operation with the addition of a milking parlor. If the property was constructed in the 1930s or 1940s and has a minimal traditional residence, then the property will likely have a detached one-car garage that is constructed in proximity to but to the rear of the main residence. The garage would be constructed in a similar architectural style as the main residence, would likely be of timber frame with a simple gable or hipped roof, and would have one lift up garage door or no door at all.

If the property includes a residence that was constructed from 1940-1949 and has a residence that was constructed in the early Ranch style, then the residence may have an attached one or two-car garage or a garage that is attached to the house by a covered breezeway.



There will be a modestly sized "flat style" concrete block milking parlor constructed in the Art Deco or Streamline Moderne architectural style. If there is more than one residence, then the residences flank either side of the milking parlor. All the buildings that are related to a 1930-1949 dairy property will be painted in the same color scheme, even if the individual resources are not necessarily constructed in the same architectural styles.

These modestly sized dairy operations have a circular driveway in front of the milk parlor and often times 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 will also have other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are usually 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. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with.

There are a moderate number of properties associated with this period scattered throughout the NMC study area, but most are concentrated on the western half near the peripheries of Chino and Ontario.

Character Defining features and Integrity Considerations:

The **minimum characteristics** that are necessary to identify a 1931 to 1949 dairy property as associated with its identified historic context are; at least one residence that dates to the period 1931-1949 in a Craftsman, folk Vernacular, minimal traditional, or early Ranch architectural style that exhibits little alteration, an Art Deco or Streamline Moderne milking parlor, a circular driveway, geometrically spaced rows of pole structures and other related dairy facilities, and open space to the rear of the property. The property would have either a detached garage or a garage attached to the main residence.

A 1931-1949 dairy property that exhibits **high integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must have at least one residence that dates to this period or before and may have additional residences that were constructed after 1949, but the milking parlor must date to this period. The individual elements will possess high integrity individually (retain their original materials, design, workmanship, feeling, association, and location) and the property will possess integrity as a whole (the elements will retain their original locations and physical relationships, the open space will remain intact). The buildings and structures will retain their original uses or may be abandoned but should clearly depict their original operational uses.

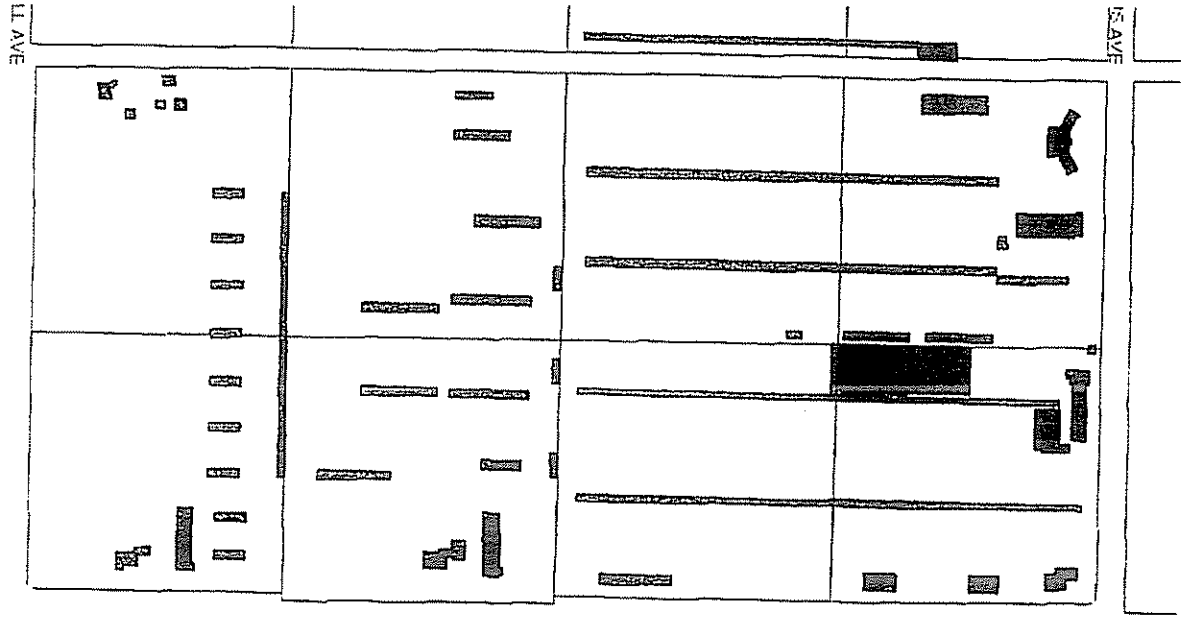
A 1931-1949 dairy property that exhibits **moderate integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must have at least one residence that dates to this period or before and may have additional residences that were constructed after 1949, but the milking parlor must date to this period. The property as a whole will possess their original locations and physical relationships; however, the individual elements may have lost some of their historic integrity. For example, the minimum characteristics are present but the roofing material and windows have been replaced on the residence but it can still be identified as its designed architectural style. The milking parlor remains intact but is currently being used as storage, but no physical alterations have occurred on the milking parlor. The milking parlor may have a replaced door, but the majority of the glass block windows must remain intact. The property continues to convey its historic association with the 1931-1949 dairy property but has a few minor alterations.

A 1931-1949 dairy property that exhibits **low integrity** is a property that does not exhibit the minimum characteristics of a property identified as having an association to this historic context. One or more of the major characteristics is missing. There may be additional buildings that do not date to the period of significance 1931-1949. The property as a whole lacks integrity of location, design, setting, association, feeling, materials, and workmanship as well as the individual resources lack integrity. For example, the residence has had the porch enclosed, the wood windows replaced, the wood siding covered in rough stucco, a large addition off the side of the residence, and the wood shingles replaced with a new composition roofing material. The milking parlor has had the original glass block windows replaced with aluminum sliding windows and

the front door replaced with a metal security door and the building is currently being used as an auto shop. There is an addition of a manufactured home and a pre-fabricated 6-bay garage on the property. The property no longer conveys its historic association as a 1931-1949 dairy property.

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 feeing 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.



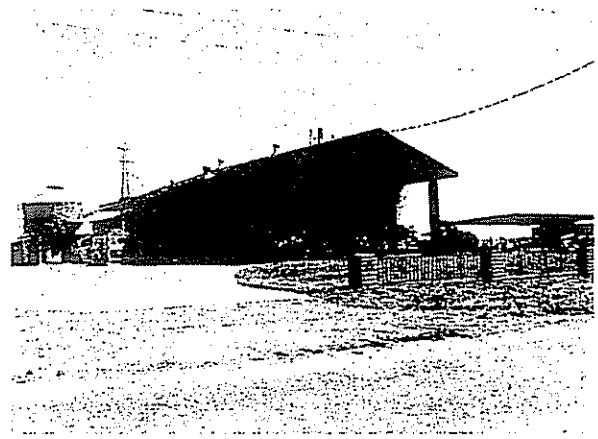
The center for dairying in Southern California prior to this era was located around the Artesia area in Los Angeles County. However, due to the encroachment of the developing residential communities, the dairy farmers were forced to move to the Chino Valley area. In moving to the Chino Valley, the dairymen 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.

Associated Property Types

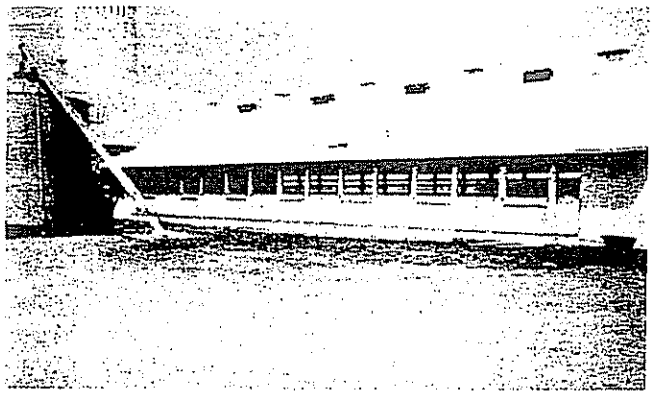
The largest number of dairy properties within the NMC study area consists of dairy operations that are associated with this historic context. These property types cover the entire NMC project area, but the properties with the larger land holdings are concentrated on the eastern half of the study area between Archibald Avenue and Milliken Avenue and the larger properties made up of numerous smaller parcels are located on the western half of the project study area, south of Edison Avenue. This is due to the fact that these larger operations required more space and the areas to the northwest of the project study area consisted of smaller lots that were already occupied by the earlier, smaller dairies.

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.



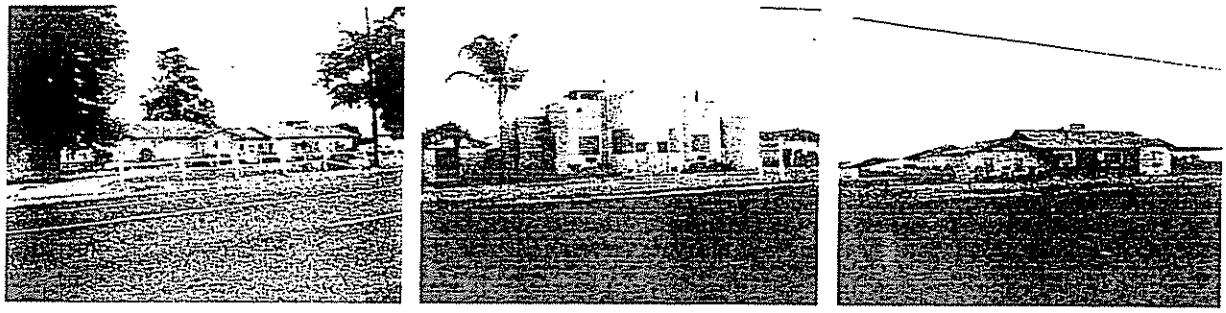
These properties may also have additional small residences to house hired workers who live and work on the land which may be located near the family's residences or may be located somewhere else on the property. These houses are generally small and may have been the original house from the early part 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.

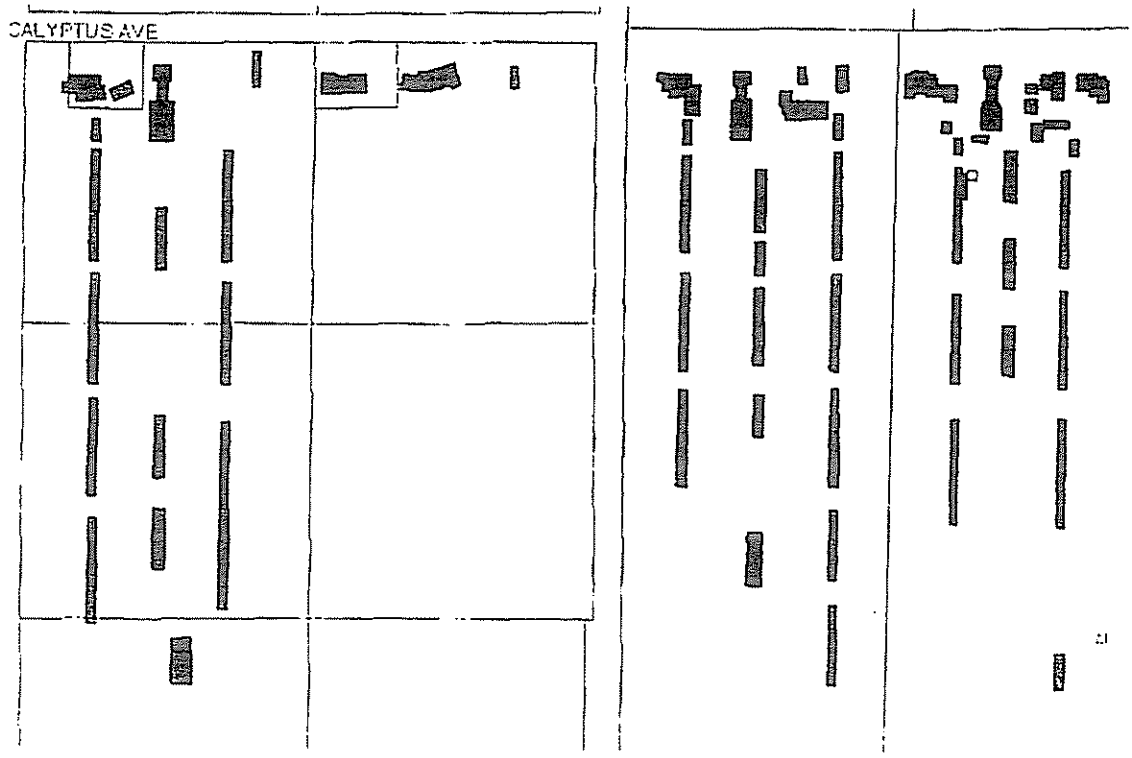


This period exhibits a shift in the barn architecture from the "flat style" milking parlor to a "herringbone" style. In the new milking parlor design, the cow's stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so 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.



The physical relationship of resources within the boundaries of a property that was constructed after 1950 demonstrates how the "milk factories" operated and how the dairy farmers lived and operated their dairy farm during this period. Some of these dairies may still be operated by a single family, but likely will be operated by multiple family members or hired hands that live and work on the land. Regardless, they often include additional houses for sons or daughter's families, brothers, uncles, or the like.

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 majority of properties in the NMC study area are associated with this historical context. This era demonstrates the flood of dairy farmers coming to the NMC 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. Refer to Appendix A for a list of properties that may fall within this historic context.

Character Defining features and Integrity Considerations:

The **minimum characteristics** that are necessary to identify a post 1950 dairy property as associated with its identified historic context are; at least one large residence that dates to this period in the Ranch architectural style that exhibits little alteration, a large "herringbone style" milking parlor designed in the Ranch style, a circular driveway, numerous geometrically spaced rows of pole structures and other related dairy facilities, and a vast expanse of open space to the rear of the property. The property may have multiple large residences and a few smaller workers' residences.

A post 1950 dairy property that exhibits **high integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must have at least one large residence that dates to this period in the Ranch style and may have additional residences that were constructed prior to 1949, but the milking parlor must date to this period. (Some operations that have buildings constructed during this period may have a milking parlor that dates prior to 1949, which might better reflect the previous historic context. However, the property might better reflect this historic context if the barn has been upgraded on the exterior and interior and all the other resources better fit into this context due to their age and architectural styles.) The individual elements will possess high integrity individually (retain their original materials, design, workmanship, feeling, association, and location) and the property will possess integrity as a whole (the elements will retain their original locations and physical relationships, the open space will remain intact). The buildings and structures will retain their original uses or may be abandoned but should clearly depict their original operational uses.

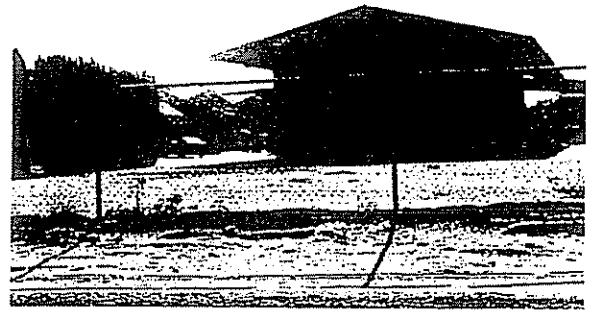
A post 1950 dairy property that exhibits **moderate integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must have at least one residence that dates to this period and may have additional residences that were constructed prior to 1949, but the milking parlor must date to this period. The property as a whole will possess their original locations and physical relationships; however, the individual elements may have lost some of their historic integrity. For example, the minimum characteristics are present but the roofing material and windows have been replaced on the residence but it can still be identified as its designed architectural style. The milking parlor remains intact but is currently being used as storage, but no physical alterations have occurred on the milking parlor. The milking parlor may have a replaced door or covered windows, but the physical skeleton is intact. The property continues to convey its historic association with a post 1950 dairy property but has a few minor alterations.

A post 1950 dairy property that exhibits **low integrity** is a property that does not exhibit the minimum characteristics of a property identified as having an association to this historic context. One or more of the major characteristics is missing. The majority of buildings do not date to the period of significance 1950-1969. The property as a whole lacks integrity of location, design, setting, association, feeling, materials, and

workmanship as well as the individual resources lack integrity. For example, the residence has had major alterations such as re-stuccoing or residing in a material that is not indicative of its architectural style, all of the original windows replaced with windows that are not compatible with the original architectural style, or a large addition off the side of the residence that greatly detracts from its original design intent, and the original roofing materials replaced with a new material that is not compatible with its original design intent. The milking parlor has had major alterations and is no longer being used for its original purpose. There is an addition of a manufactured home and a pre-fabricated 6-bay garage on the property. The property no longer conveys its historic association as a post 1950 dairy property.

4. Dairy Support Industries or Other Commercial Properties

There are a handful of properties that are commercial (non dairy farm) in nature that may have historic associations to the development of the area as a dairy center in Southern California. The apparent closeness of the dairies within the study area had distinct economic advantages for the type of dairying they practiced. By locating near each other, the dairies were able to run more efficiently because the close proximity made bulk feed delivery and milk collection easier. It is no coincidence that the commercial properties that are located within the NMC study area are commercial endeavors that provide supporting industries to the dairy operations. Many of the commercial properties are located along Euclid Avenue, although a few are scattered throughout the study area. The percentage of non-dairy farm commercial operations is relatively low, comparatively.

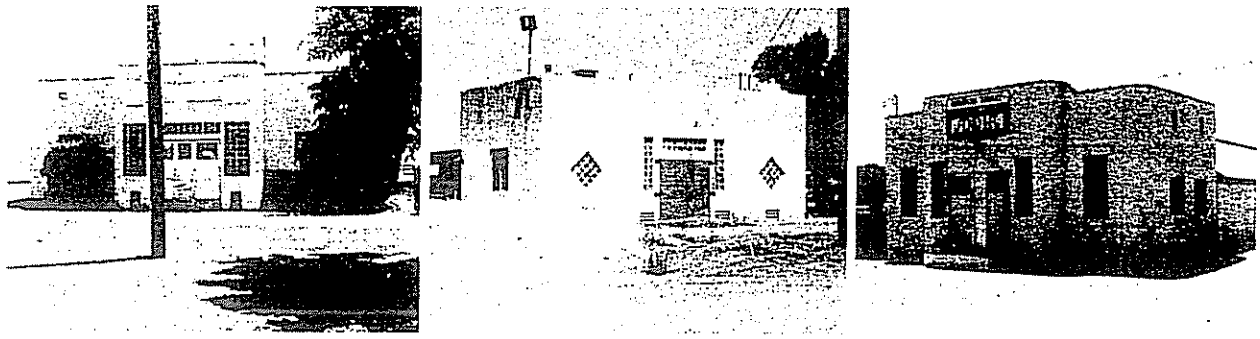


The commercial properties vary in their physical layout depending on the type of operation that it comprises. Therefore it is not possible to describe all of the commercial property types as part of this reconnaissance survey. However, for a property to be significant under this historic context it needs to exhibit four things; 1) a direct and identifiable association with one of the three periods of dairy industry development within the region, 2) contain characteristics that are quintessential to that type of commercial enterprise, 3) have a demonstrated importance to the operation or development of the dairy industry as a whole, for which it is a supporting industry, and 4) retain enough integrity to identify that property as contributing to the

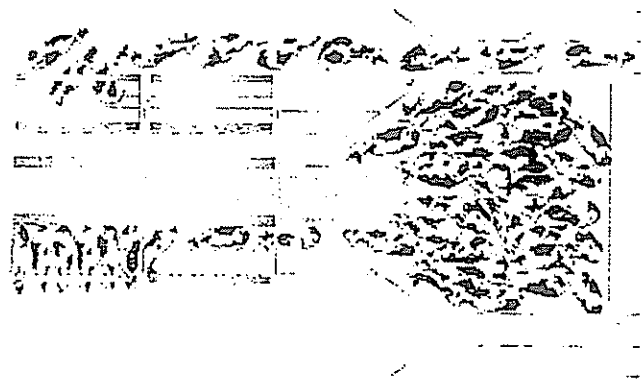
identified historic context. More research is necessary under each commercial type to adequately evaluate commercial properties under this historic context.

5. Art Deco or Streamline Moderne Milk Parlors (Circa 1920-1940)

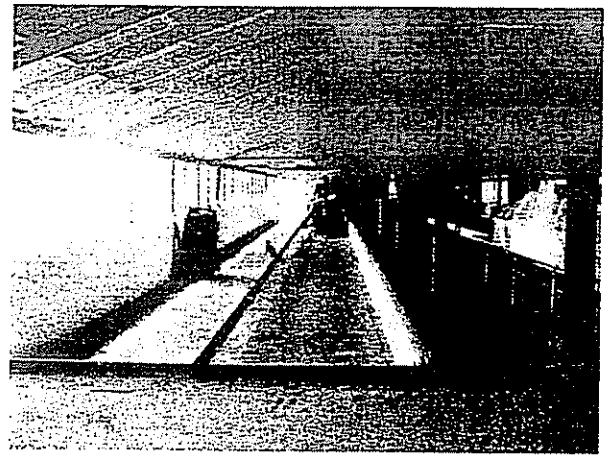
As mentioned previously throughout this report, there is a small grouping of "flat style" milking parlors that were constructed between 1920 and 1940 in the Art Deco or Streamline Moderne Style. These milking parlors are a unique building type and may exhibit the largest concentration of their type in Southern California. Because the milking parlors were constructed for the very explicit purpose of milking cows, their design represents those functions. Their significance is derived from both their building type and their uniform architectural styles. This property type represents two important changes in the dairy industry; the earliest development of the mechanization of the milking process (the dry-lot method), and how the changing ideas in sanitation standards were imposed by local and state officials for the battle against the spread of disease influenced the choice of construction materials and architectural styles that were used for the milking parlors.



The "flat style" Art Deco or Streamline Moderne milking parlors are buildings that were used for the extraction of milk from cows. These parlors consist of two sections; a front section that houses the milk storage/cooling tanks and a section to the rear that houses two rows of cow stalls flanking a central alley. The cows enter the parlor and file one at a time into the stalls such that their teats are facing the central alley. The cows were milked in this fashion from the central alley and the extracted milk was pumped into stainless steel storage and cooling tanks located at the front of the milk parlor. The front section of the milk parlor faces the street and has a small opening at the bottom of the central door, by which milk trucks can attach a hose to in order to pump the milk into the milk trucks without the milk every being exposed to the air. Most of the milking parlors have a concrete circular driveway in front of the parlor to accommodate the large milking trucks entering and exiting the premises.



These properties represent the switch from the large barn to a milking parlor, which demonstrates the change in the increase of milk production and also the change in the cleanliness standards of the milking operation. In the 1930s, the state actively fought tuberculosis rampant in the dairy herds by passing sanitation requirements for the dairies. County and city health officials enforced the state sanitation standards for the dairies and creameries with frequent inspections. The new milking parlors were constructed of concrete block with smooth stucco finish, had concrete stalls for the cows to stand on and concrete floors so that the entire milking parlor could be hosed down. The cows were washed before being milked and the milk was kept in the front of the milking parlor in large storage tanks at a constant cold temperature until expressed into the milk trucks for delivery. The milk trucks utilized the circular driveway in front of the milking parlor. The Art Deco and Art Moderne milk parlors reflect the ideals of a clean and sanitized parlor and the clean, smooth lines of the Art Deco and Streamline Modern style milking parlors advertised the impression of an uncontaminated operation to the public.



The choice of Art Deco or Streamline Modern styles is not coincidental for an industrial-type building of this era. These styles, especially the streamlined style were heavily used for the design of ships, airplanes and automobiles. This period was an era of modernization and progress, two concepts that the new milking parlors were trying to promote. With the industrialization of the milking process (albeit an early effort), it is not surprising that the milking parlors would choose an architectural design that represented efficiency and progress, much like the ships, airplanes, and automobiles that served as the style's inspiration. In addition to emphasis on progress and industrialization during the 1930s, the concept of sanitation and cleanliness was equally important to society. Many appliances and interiors were designed with rounded corners, clean lines, and white enamel to promote the idea of a "clean environment." The government supported this concept by imposing sanitation standards for the processing of food products and conducting health inspections on a regular basis.

Character Defining features and Integrity Considerations:

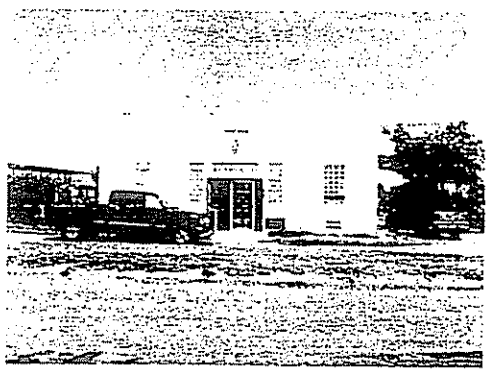
Elements of the **Art Deco** style that are represented in the milking parlors that were constructed during this period include square, boxy, symmetrically arranged building with geometric and angular edges, a central bay that protrudes from the main elevation, a central vertical projection, smooth stucco wall surface, flat roof, and chevrons or zigzags. The group of buildings that exhibits the more art deco details was most likely constructed between 1920 and 1930.

Many of the milking parlors transitioned into the **Streamline Moderne** style of architecture between 1930 and 1940. Details of this architectural style that are exhibited in the project study area include smooth stucco wall surfaces, flat roofs, a small ledge at the roof line (coping), curvilinear corners, horizontal grooves and lines, a central vertical projection, glass block windows, and windows that turn a corner. Many of the milking parlors exhibit this style, although some show elements of two styles, showing a transition between the art deco and streamlined styles or a shift from streamlined style to some later influenced designs.

The **minimum characteristics** that are necessary to identify a 1920-1940 Art Deco or Streamline Moderne "flat style" milking parlor as associated with its identified historic context are; a modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

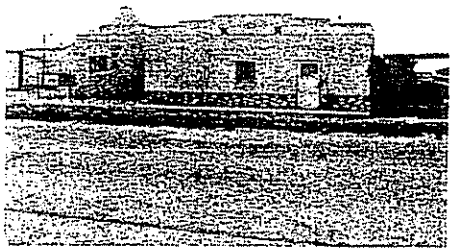
A 1920-1940 Art Deco or Streamline Moderne "flat style" milking parlor that exhibits **high integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must retain both sections of the parlor intact. The property must have at least 90% of it original exterior features and must have the glass block windows intact on the primary elevation. The circular drive will remain intact. The property will be easily identifiable as a property that exhibits this historical context. The property retains its original use or is abandoned but its original use is evident due to its lack of alterations. The property retains its historic location and setting, materials, design, workmanship, feeling and association.

A 1920-1940 Art Deco or Streamline Moderne "flat style" milking parlor that exhibits **moderate integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context. The property must retain both sections of the parlor intact. The property must have at least 50% of it original exterior features and must have the glass block windows intact on the primary elevation. The property may have a few minor alterations such as a changed entry door, the addition of a metal security door, a few replacement windows, or the addition of a small room or shed type room off to one side. The milking parlor may include additional equipment associated with the dairy industry such as a larger milk storage tank on the exterior or grain bins, etc. The circular drive will remain intact. The property will be easily identifiable as a property that exhibits this



historical context. The property continues to convey its historic association but has a few minor alterations. The property retains its historic location and design, feeling and association, and the majority of its workmanship and materials.

A 1920-1940 Art Deco or Streamline Moderne "flat style" milking parlor that exhibits **low integrity** is a property that does not exhibit the minimum characteristics of a property identified as having an association to this historic context. The property does not retain both sections of the parlor intact, or the property retains both sections but it has less than 50% of it original exterior features, the glass block windows on the primary elevation have been replaced, the entry door has been replaced, or the siding has been significantly altered. The property is identifiable as a property that exhibits this historical context, but the property's integrity is so low that it does not look as though it would have during the period 1920-1930. The property does not retain its original location and setting, design, workmanship, materials, feeling or association. The property is no longer being used as its original purpose, or does not display its original purpose.



6. Ranch Style Houses

The majority (nearly 75%) of residences built within the project study area reflect the Ranch Style of architecture. The Ranch Style is seen in both the residential architecture as well as the later (1950-1990) milking parlors. However, this historic context is specific to the residential architecture. Within the study area there appear to be three distinct phases of the Ranch style characterized by differences in construction techniques and materials. The first group of Ranch style buildings are representative of those constructed prior to 1959. The second phase includes those constructed between 1960 and 1980. Finally, the third group of Ranch style residences was constructed after 1980 until present. Additional research is needed to determine the percentage of resources that fall into each subgroup.

Although all of the materials that are used within the project area are commonly used in the Ranch style of architecture, certain applications of design elements and combinations of materials suggest stylistic influences linked to either Dutch or Portuguese heritage.

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 that once dotted the landscape of the Rancho Santa Ana del Chino, the popularity of the "rambling" Ranch houses was a reflection of the country's increasing dependence on the automobile. As with the dons of the mid-nineteenth century, the current dairy farmer's livelihood is based on cattle.

The large number of Ranch style residences in the study area represents the fact that several dairy farmers 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.

Several of the Ranch-style residences located within the project study area are very expansive and appear to be architect designed or constructed by prominent builders of the day. The architects were not identified or studied as part of this reconnaissance survey, but should be investigated in the next survey phase. Some of the Ranch style residences may have significance for being the work of a master or possessing high artistic value. These buildings need to be considered on an individual basis and need to be compared with all the other Ranch style residences located within the study area that were constructed within the same period of time. There are fine examples of each of the three phases of Ranch style residences located within the study area, as well as good examples of the residences with either Dutch or Portuguese influences.

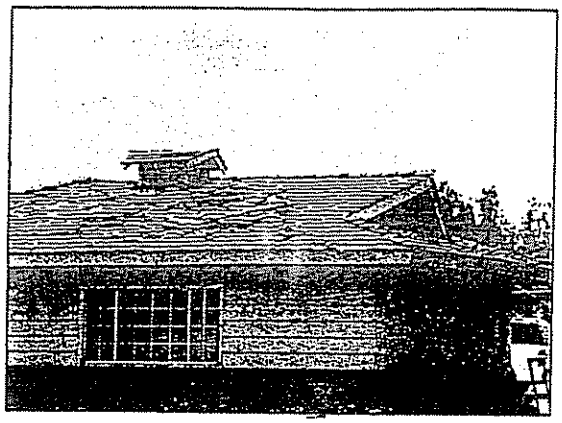
There are a few expansive Ranch style residences from the late 1940s and 1950s, but most of the larger Ranch style houses appear to date to after the 1960s. This may be due to the fact that the larger 1960s residences were constructed by the dairy farmers who had sold their land in the Artesia area and were able to invest in larger homes. The larger homes from the late 1950s and 1960s also demonstrate the higher income level that the more productive dairy farmers earned with the mechanization and industrialization of their dairy operations. The increased production led to an increase in prosperity and the Ranch residences reflect the farmer's ability to commission expansive custom designed Ranch homes on their newly attained land.

Character Defining Features and Integrity Considerations:

Ranch style houses are one-story buildings with a long, horizontal emphasis, seeming to hug the ground, with larger ranches giving the impression of rambling over their terrain. The house usually has a low-pitched roof and wide overhanging eaves and is often in a rectangular, "U" shaped, or "L" shaped plan with a cross gable or gable on hipped roof that breaks up the horizontal line. The houses have low-key fronts that provide privacy from the street and opens up in the back, which created a new way of living. The Ranch style house was an invitation to live intertwined with one's family and with the outdoors.

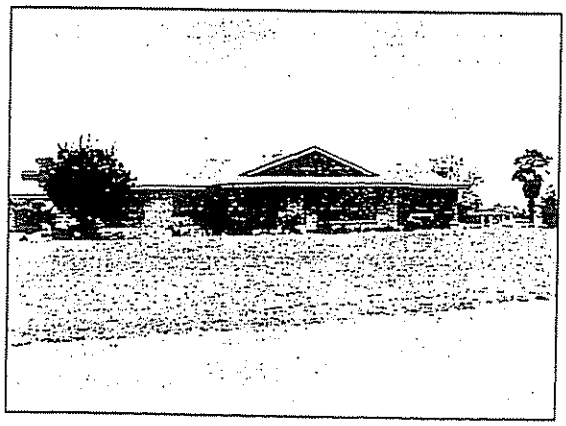
The **minimum characteristics** that are necessary to identify Ranch style residence as associated with its identified historic context are; one story, large expansive, horizontally emphasized rambling plans, low-pitched gabled, hipped, or intersecting gable roofs with expansive overhanging open or boxed eaves, wood shingle roofs, "U" shaped, "L" shaped or "S" shaped plans, attached garages, breeze ports and covered walkways,

wide prominent chimneys, integral or recessed front porches, concrete slab foundations, large picture windows, plain post porch supports, wide entry doors or French style



stylized paneled front entry door, sliding glass doors facing the rear of the residence, and an emphasis on outdoor space via an orientation of windows toward a rear patio area. Some of the roof forms consist of a gable over a hipped roof or a "widow's peak" design. Many of the early Ranch style residences have small square cupolas projecting from their roofs. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. It may include landscaping features, but these are not essential. Additional features may vary depending on the relevant sub-group that the residence is associated with. For properties being evaluated within the context of one of the Ranch style subgroups, then the residence must exhibit the majority of the minimum characteristics for a Ranch style residence plus the following:

Some character defining features of a **pre-1959 Ranch style** residences include wood shingle roofs with wide overhanging eaves and wood-cased multi-light windows, square or diamond pattern lights on the windows, glazed and paneled doors, single width entry door the use of a combination of siding materials such as horizontal wood siding combined with board and batten siding and smooth stucco with some type of contrasting treatment along the footing of the main façade, small square roof top cupolas projecting from the gable line, small projecting rectangular bays on the principal facades, multi-light picture window, or just one large picture window.

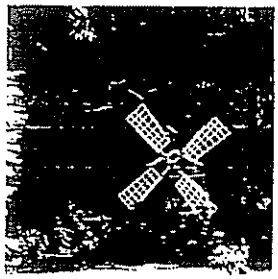


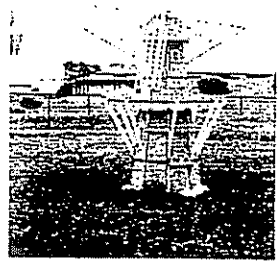
Some character defining features of a **1960s through 1980s Ranch** house are asbestos shingles, asphalt shingles, or a composition roofing material, aluminum cased sliding windows, large picture window with one single pane of glass, attached two-car garage, plain metal or wood post porch supports, and concrete slab front porches located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building, homogeneous exterior surface, the use of stone and masonry, arch patterns along

the walkways, large surrounds around the main entry and windows, stylized double doors with ornate panels, glazing and ornamental oversized hardware, horizontally arranged aluminum sliding windows all sheltered by an expansive low pitched gable or cross gable roof.

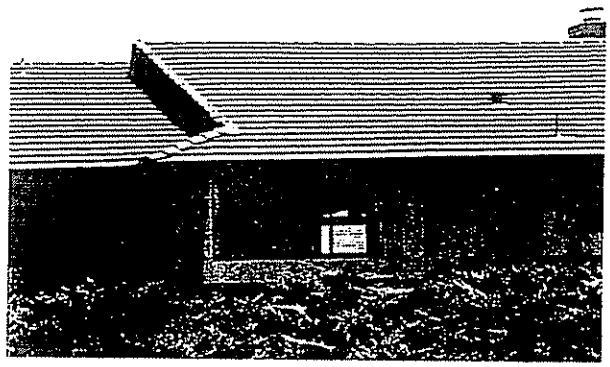
Some character defining features of the **Ranch houses constructed after 1980** include clay tile roofs larger floor plans, split levels, more contemporary and shed building styles, diagonal siding, wide board trim, window surrounds, and false half-timbering, Spanish Colonial Revival influences.

Some of the design features that appear to be of **Northern European (Dutch) influence** include windmills, scalloped barge board, extended eaves, square cupola with perches and pyramid roof protruding from the roofline, diamond pattern windows, window boxes, carved balusters and faux balconies, carved or curved knee brackets supporting the roof, extended roof girders, louvered or paneled shutters, scalloped horizontal wood frieze board under the gables, spindle work or turned porch supports, and gambrel roofs. A few of the residences also have small statues or lawn ornaments exhibiting Dutch milkmaids or characterized Holstein cows.





Some of the design features that appear to be of **Mediterranean (Portuguese) influence** include heavy carved or cast stone work, decorative ironwork railings, window grilles, fences, or shutters, terra cotta tiles, rough stucco, flat, mansard or multi-gable roofs, large arched openings, arched window and door surrounds, arched colonnades and breezeway between house and garage, the use of dark, natural material, brick, flagstone or other stonework.



A Ranch style residence that exhibits **high integrity** is a property that exhibits the minimum characteristics of a property identified as having an association with its historic context and subgroup. The property must have at least 90% of it original exterior features and must have the essential features that were part of the original design intent. The property will be easily identifiable as a property that exhibits this historical context. The property retains its original use or is abandoned but its original use is evident due to its lack of alterations. The property retains its historic location and setting, materials, design, workmanship, feeling and association.

A Ranch style residence that exhibits **moderate integrity** is a property that exhibits the minimum characteristics of a property identified as having an association to this historic context and subgroup. The property must have at least 50% of it original exterior features. The property may have a few minor alterations such as a changed entry door, the addition of a metal security door, a few replacement windows, new roofing material or the addition of a small room or shed type room off to one side or the rear, but not all of these elements combined. The property will be easily identifiable as a property that exhibits this historical context. The property continues to convey its historic association but has a few minor alterations. The property retains its historic location and design, feeling and association, and the majority of its workmanship and materials.

A Ranch style residence that exhibits **low integrity** is a property that does not exhibit the minimum characteristics of a property identified as having an association to this historic context or its subgroup. The property does not retain at least 50% of it original exterior features. For example the major features of the residence have been altered or replaced such as the siding, layout, significant character-defining features, windows, roofing material, and primary elevation. The property is identifiable as a property that

exhibits this historical context, but the property's integrity is so low that it does not look as though it would have during the period that it was constructed. The property does not retain its original location and setting, design, workmanship, materials, feeling or association. The property is no longer being used as its original purpose, or does not display its original purpose.

Identification of Historic Districts:

A district is groups of buildings that physically and spatially comprise a specific environment: groups of related buildings that represent the standards and tastes of a community or neighborhood during one period of history, unrelated structures that represent a progression of various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. The districts may be unified by geographic location, building type/style, shared historic context, or ethnographic history.

As part of this reconnaissance survey, Galvin & Associates project team identified two distinct districts within the NMC project study area. They are as follows:

Unified by geographic location

The entire NMC study area is a geographically definable area that is clearly distinguished from surrounding properties. There is dense residential development to the north of Riverside Drive, the northern boundary of the NMC study area, to the west of Euclid Avenue and the east of Milliken Drive. The boundaries are defined by the change in density and property types and differences in their patterns of historic development. The southern edge of the NMC study area is defined by the county boundary and Merrill Avenue. However, this boundary edge is less defined by changes in density, scale, type, and styles of buildings as the parcels to the south of this line are similar in use, style, density, etc. as the properties located in the NMC study area and share the same historic context. Therefore the NMC study area may by part of a district that extends beyond its current southern boundary.

The NMC study area has been preserved as an agricultural reserve area by the Williamson Act Contracts that began in the 1960s. Until recently, this area has remained a dairy area that has transformed from the early part of the twentieth century. The NMC study area represents a cultural landscape defined by the transformation of the dairy industry from open range dairying to dry-lot mechanization techniques to the industrialization of dairy farming. Dairy properties that represent all three periods of development are present within the entire NMC study area. In addition to the dairies, there are a few subsidiary businesses that serve as a support network for the dairy industry.

The significance of the NMC study area is derived from its association with the development of the mechanization of the dairy industry in Southern California and is evidenced by the concentration of intact dairy operations that represent small farming operations to the most scientifically up to date facilities within a very geographically defined area. Dairy landscapes of this nature no longer exist within densely urban environments within California, and this area may be the last of its kind. The concentration of dairies within the NMC area represent the hard working lifestyle of the dairy farmers who had worked their way from being hired milkers to owning their own enterprises.

The applicable areas of significance to California history that have been identified within the project study area include agriculture, the dairy industry, community development, ethnic heritage, settlement of the region, economics and social history. The levels of historical significance include the local (regional and county) and State levels.

The period of significance for the New Model Colony/ Chino Valley Dairy District is 1915 to 1975. This district is significant at the local, regional, and state levels.

Potential contributors to this district are those dairy farms located within the project study area that exhibit the essential minimum characteristics of at least one of the three periods of development of the dairy industry in the NMC area and retain a modest or high level of integrity as a property type representing that context as described above.

Potential non-contributors to this district are those dairy farms located within the project study that do not exhibit the minimum characteristics of the property type associated with at least one of the three development periods and/or possess a low level of integrity. Additional non-contributors are properties that do not share the dairy farming association or context, such as the nursery properties or large light industrial warehouses along Milliken Avenue.

Unified by building type/ style

There is a discontiguous district made up of the 1920-1940 Art Deco or Streamline Moderne milking parlors. As mentioned previously throughout this report, there is a small grouping of "flat style" milking parlors that were constructed between 1920 and 1940 in the Art Deco or Streamline Moderne Style. These milking parlors are a unique building type and may exhibit the largest concentration of their type in Southern California. Because the milking parlors were constructed for the very explicit purpose of milking cows, their design represents those functions.

Their significance is derived from both their building type and their uniform architectural styles. These dairy parlors represent a distinguishable type, period, and method of construction that is not only unique to the dairy industry, but is also unique to this area. This property type represents two important changes in the dairy industry; the earliest development of the mechanization of the milking process (the dry-lot method), and how the changing ideas in sanitation standards were imposed by local and state officials for the battle against the spread of disease influenced the

choice of construction materials and architectural styles that were used for the milking parlors.

The period of significance for the 1920-1940 Art Deco or Streamline Modern milking parlor discontiguous historic district is 1920-1940. The level of significance for this property type is the regional and state levels.

Potential contributors to this discontiguous district include any "flat style" milking parlor located within the project study area that was constructed between 1920 and 1940 in the Art Deco or Streamline Modern architectural style and exhibits a high or moderate level of integrity as defined in the previous section.

Potential non-contributors to this discontiguous district would include any "flat style" milking parlor that is located within the project study are that was constructed between 1920 and 1940 in the Art Deco or Streamline Modern architectural style that exhibits a low level of integrity as defined in the previous section.

Unified by shared historic context

Although there are four historic contexts that represent a grouping of properties that are located within the project study area (pre-1930 dairy properties, 1931-1949 dairy properties, 1950-1969 dairy properties, and commercial properties), the individual properties that comprise these groupings are scattered about the project study area and are not geographically definable due to the number of imposing resources that would be considered non-contributing to that historic context.

Unified by shared ethnographic history

There are several ethnic groups that occupy the NMC study area. The two largest groups are made up of Portuguese dairy farmers and Dutch dairy farmers. Some of the Ranch style homes appear to demonstrate influences in application of design that may be derived from their homelands. However, Galvin & Associates project team conducted a reconnaissance map study of the ethnic groups that are located within the project area to determine whether there were concentrations of each ethnicity within the project area.

The map study consisted of identifying the current parcel owner's name and identifying that name as either 1) Portuguese, 2) Dutch, 3) Hispanic, 4) Asian, 5) French Basque, or 6) other. Each ethnic group was assigned a color and plotted onto a parcel map to visually see if any concentrations exist. The results were inconclusive, although there seems to be more Portuguese located in the southwestern quadrant than the rest of the study area, and the Dutch seem to be pretty well scattered evenly throughout the study area. The eastern half of the study area currently has more Dutch farms than other ethnicities, but not all parcels were identified.

The methodology to this approach is flawed in giving a true representation of the ethnic diversification within the area for several reasons, 1) it assumes that the last name is an accurate indicator of ethnicity when it is possible that families may have intermarried, 2)

not all of the names and parcels were identified and so the map does not provide a clear picture of the color plotting, and 3) it does not give a clear representation of the historic concentrations within the area. However, regardless of the inconclusive existence of smaller ethnic concentrations within the study area, the project area alone does include at minimum two distinct ethnic groups that are geographically concentrated within the area, although not necessarily immediately next door from one another. These two ethnic groups (the Portuguese and Dutch) each have a history of dairy farming that they brought from their homelands to Southern California. With their migration they brought the idea of dry-lot dairying to the region, which transformed the way dairy farming was operated. Today, this dairy area is one of the last concentrations of dairies in Southern California, until these two groups move to the next area that will allow their industries to operate.

Conclusions

This historic context is the first step in identifying potential historic resources within the NMC project study area so that the City can consider alternatives for their preservation and incorporation into the planning process to facilitate the transition of this primarily agricultural area into a new urban development. The research themes that guided the background documentary research included the history of San Bernardino County, the history of Chino and Ontario, the development of the dairy industry in California, the development of the dairy industry in Southern California, the development of dairying in the Chino Valley, the Portuguese in California, the Dutch in California, the French Basque in California, the development of dairy parlors, and architectural styles in southern California. The research themes guided the historical research for the study area and served as an outline for developing relevant historic contexts within which to evaluate the properties present.

After the preliminary historic research was completed, six historic contexts were developed for identifying and evaluating resources within the study area. These are 1) Pre-1930 rural or dairy properties, 2) 1930-1960 Dairy Properties, 3) Post-1960 Dairy Properties, 4) Commercial Properties or other, 5) Art Deco or Moderne Milk Parlors (circa 1920-1940), and 6) Ranch style houses. Additional contexts may be developed at a later time.

There were several different resource types that were identified within the study area. These resources were broken down into four categories; 1) residences, 2) milk parlors (barns), 3) commercial buildings and 4) ancillary building or structures. Each of the properties located within the NMC study area exhibits one or more of the aforementioned resource types and fits within one or more of the historic contexts.

The residences were designed in a very limited number of architectural styles; the most prevalent is the Ranch style. The majority of residences constructed between 1940 and present represent the Ranch style. There are a few pre-1940 residences

that were built in the minimal traditional style or the Craftsman style. A small number of residences reflect Victorian influences seen in folk vernacular farm houses.

There are clear differences between the early (1930-1959) Ranch style residences and the mid-century (1960-1980) and modern (1980-present) Ranch style residences. The most distinct difference between the early and more modern Ranch style houses is the use of wood windows verses aluminum sliding windows. Additionally, there are a few design elements that are indicative of either Portuguese or Dutch influences. Some of the design characteristics that were evident on houses designed by the Portuguese include the use of masonry, clay tile, and rough stucco, the use of arches and decorative iron work. The design characteristics that appear to be influenced by the Dutch include windmills, decorative bargeboards, multi-light diamond pattern windows, window boxes, carved brackets supporting the roof, turned or spindle work porch supports, and scalloped eaves.

Recommendations

The intent of this draft historic context and reconnaissance survey was to provide the first step in identifying historic properties by providing a framework for identification and evaluation. It is intended to be augmented as the survey process continues. The background historical research that was conducted was cursory in that the intent of the research was to provide just enough information to understand the resources present and to provide a time frame and identify potential relevant historic contexts. The purpose of the historical overview was not to provide a comprehensive history of the development of the area. Recommendations for future research and survey efforts include the following:

1. Continue the survey of the NMC study area at the intensive level. Focus on the properties that are more than forty-five years old that are associated with an identified historic context and possess moderate or high levels of integrity.
2. Compare all of the properties within each identified historic context. Identify one or two examples from each that are the best representations of their historic context. Work to preserve at least one of the best examples from each of the property types.
3. Identify properties that represent unique property types or transitions between historic contexts such as properties that clearly represent a three dairy eras or properties that have obvious additions of residences from each subsequent generation, as evidenced by the 20-gap in architectural styles. Focus on the earliest properties identified within the study area and identify the original occupants. Those individuals may have been important individuals to the settlement of the area.
4. Develop a report with a significance statement justifying what properties are considered important to the local community and establish local significance criteria that are specific to the dairy properties. Use these criteria for the next evaluation stage.

5. Compare the identified ethnic names to the design characteristics of the Ranch style residences while in the field to verify the validity of ethnic influences on certain design application.
6. Compare this dairy area to other areas from the same historic periods throughout Southern California and California.
7. Visit other research repositories such as U.C. Riverside and Cal State Pomona to locate more information or written studies on the other ethnic groups located within the region.
8. Map out the location of the groups of properties that are associated with each of the historic contexts to determine whether there are geographic concentrations of each property type by associated historic context.
9. Identify important individuals within the community that live or have lived within the NMC study area and determine if there are extant resources associated with those individuals.
10. Find out more information on the role of the Dairy Associations within the NMC study area. Are the Associations ethnically homogeneous or diversified?
11. Conduct a comparative study of other dairy areas within California such as the San Joaquin Valley, Arcata Bottoms in Humboldt County, and the Fresno Regions. What other dairy areas are the NMC dairies associated with? How are they related? Contact the cities of Artesia, and other adjacent communities and request copies of any reports, studies, or oral interviews that are relevant to the development of the dairy industry in Southern California.
12. Compile a comprehensive bibliography of research sources on relevant historic contexts.
13. Research the roots of Portuguese and Dutch architecture to verify the assumptions regarding the ethnic influences on the Ranch style residences.

Long-term preservation planning and interpretation recommendations include:

14. Consider purchasing one operating dairy facility or coordinating with a dairy farmer to continue to operate the facility as a hands-on research facility, living history museum, or educational facility that would be open to the public for a nominal fee.
15. Consider photographically and architecturally recording one of each of the milking parlor types and styles for submission to the National Park Service's Historic American Building Survey (HABS) collection to be sent to the Library of Congress. Provide local museums, libraries, or research repositories with additional copies of the recordation effort.
16. Hold a community meeting and invite the residences of the NMC area to listen to the results of the reconnaissance survey and to solicit answers to research questions that are yet unanswered to date. Compile a survey questionnaire and distribute to the attendees or send to residents by mail. Follow up with telephone calls or send thank you notes for their contributions.
17. Video tape a tour of a dairy operation for file at the local library and research repositories.

18. Consider naming streets or residential developments after important individuals within the area or after dairy terminology.
19. Consider developing design guidelines that might be compatible with the present architectural styles.
20. Explore alternative uses for some of the intact milking parlors, in particular the 1920-1940 Art Deco and Streamline Moderne milking parlors.
21. Develop a typology and architectural guidebook or driving tour of important buildings within the study area. The guidebook could be used for local planning, the development of design guidelines for infill and future development, or as a coffee table book.
22. Consider publishing a coffee table book on the dairy properties before they are demolished.
23. Compile an "A" list of dairy properties, buildings, and structures for preservation. Impose a fee for demolition of these buildings.

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Appendix A- Table of Historic Contexts by Address

Street Number --	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
6178	Archibald	X						X	
14709	Archibald	X	X					X	
14692	Archibald	X	X						
14739	Archibald		X			X			
14355	Archibald		X						
13750	Archibald		X				X		
13878	Archibald		X						
13990	Archibald		X						
1401	Archibald		X				X		
14058	Archibald		X				X		
14744	Archibald		X				X		
15066	Archibald		X	X					
13898	Archibald			X			X		
15090	Archibald			X			X		
15092	Archibald						X		
13838	Archibald			X					
13742	Archibald			X					
13150	Archibald				X				
13344	Archibald				X				
13610	Archibald				X				
13104	Baker	X							
13129	Baker		X						
12953	Baker			X			X		
13051	Baker			X			X		
13130	Baker			X			X		
13182	Baker			X					
13158	Baker			X					
13172	Baker			X					
13180	Baker			X					
14333	Bon View	X						X	
14316	Bon View	X						X	
14213	Bon View	X		X					
13905	Bon View	X	X						
13585	Bon View	X				X			

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
13311	Bon View	X						X	
13160	Bon View	X						X	
13058	Bon View	X						X	
13506	Bon View			X		X			
13566	Bon View					X		X	
13485	Bon View		X				X		
13705	Bon View		X						
14330	Bon View		X		X		X		
13159	Bon View		X		X				
13450	Bon View		X				X		
13446	Bon View								
14451	Bon View						X		
13752	Bon View			X			X		
13839	Bon View			X					
13006	Bon View			X					
13020	Bon View			X					
14283	Bon View			X					
14306	Bon View			X					
14456	Bon View			X					
13202	Bon View				X				
13041	Campus	X	X			X			
13017	Campus	X				X			
13187	Campus	X							
13144	Campus		X			X		X	
13067	Campus							X	
13142	Campus						X		
13107	Campus				X				
9139	Carpenter		X				X		
9213	Carpenter		X						
14761	Carpenter			X			X		
14741	Carpenter			X			X		
9541	Chino	X							X
8931	Chino	X				X			
8406	Chino	X							
8089	Chino	X						X	
8074	Chino	X						X	
7941	Chino	X						X	

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
7716	Chino	X			X				
8861	Chino		X			X			
8271	Chino					X	X		
8171	Chino		X			X			
8146	Chino			X		X	X		
8007	Chino		X			X	X		
7823	Chino		X			X	X		
9541	Chino							X	
9521	Chino		X				X		X
9200	Chino		X						
8350	Chino		X				X		
8254	Chino		X				X		
8113	Chino		X				X		
7593	Chino		X		X				
7475	Chino		X						
7439	Chino		X				X		
7277	Chino		X						
7239	Chino		X	X					
7110	Chino		X						
9692	Chino						X		
9655	Chino						X		
9581	Chino			X			X		X
9561	Chino			X			X		X
9510	Chino						X		
9450	Chino				X		X		
9145	Chino			X			X		
9141	Chino			X			X		
8929	Chino			X			X		
8919	Chino			X			X		
8278	Chino			X			X		
7918	Chino						X		
7868	Chino						X		
7824	Chino			X			X		
7812	Chino			X			X		
7208	Chino						X		
7192	Chino						X		
7166	Chino						X		

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
7687	Chino						X		
7894	Chino				X				
14320	Cleveland			X					
14350	Cleveland			X					
14482	Cleveland			X					
8381	Edison	X	X	X					
7691	Edison	X						X	
7444	Edison	X						X	
7260	Edison	X							
8354	Edison					X			
8185	Edison		X			X	X		
7990	Edison		X			X			
7260	Edison					X			
7226	Edison							X	
10201	Edison		X						
10469	Edison		X	X					
10785	Edison		X	X					
9343	Edison		X						
8535	Edison		X	X			X		
8485	Edison		X						
8314	Edison		X						
8292	Edison		X						
8270	Edison		X						
7587	Edison		X	X			X		
7469	Edison		X				X		
7397	Edison						X		
7371	Edison		X				X		
7325	Edison		X						
9490	Edison						X		
9074	Edison			X			X		
9060	Edison			X			X		
8332	Edison						X		
8311	Edison						X		
8061	Edison			X			X		
7914	Edison						X		
7891	Edison						X		
7352	Edison						X		

7330	Edison			X			X		
7225	Edison			X			X		
7244	Edison						X		
7218	Edison						X		
9811	Edison			X					
9928	Edison			X					
10129	Edison			X					
19157	Edison			X					
10185	Edison			X					
10241	Edison			X					
10311	Edison			X					
10823	Edison			X					
8559	Edison			X					
8513	Edison			X					
10511	Edison			X					

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
10573	Edison			X					
7415	Edison				X				
7145	Edison								
10076	Edison				X				
9725	Eucalyptus	X	X						
7287	Eucalyptus		X			X			
9711	Eucalyptus		X						
10115	Eucalyptus		X						
9031	Eucalyptus		X				X		
9069	Eucalyptus		X				X		
7388	Eucalyptus		X						
8551	Eucalyptus		X						
7634	Eucalyptus		X				X		
7511	Eucalyptus		X				X		
9859	Eucalyptus			X			X		
10350	Eucalyptus			X			X		
9213	Eucalyptus			X			X		
9279	Eucalyptus			X			X		
9099	Eucalyptus			X			X		
10051	Eucalyptus			X					
10084	Eucalyptus			X					
10753	Eucalyptus			X					

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
10529	Eucalyptus			X					
10869	Eucalyptus			X					
11111	Eucalyptus			X					
11101	Eucalyptus			X					
8911	Eucalyptus			X					
8888	Eucalyptus			X					
8831	Eucalyptus			X					
8731	Eucalyptus			X					
8643	Eucalyptus			X					
8521	Eucalyptus			X					
8477	Eucalyptus			X					
7455	Eucalyptus			X					
7755	Eucalyptus			X					
7565	Eucalyptus			X					
7475	Eucalyptus			X					
7417	Eucalyptus			X					
7280	Eucalyptus			X					
7277	Eucalyptus			X					
7233	Eucalyptus			X					
7698	Eucalyptus				X				
10333	Euclid		X						
14123	Euclid		X						
14455	Euclid	X			X	X			
14437	Euclid	X							
14375	Euclid	X						X	
14095	Euclid	X			X				
14057	Euclid	X			X			X	
13835	Euclid	X				X		X	
13831	Euclid	X	X			X			
14281	Euclid		X			X	X		
13813	Euclid					X			
13647	Euclid		X			X			
13583	Euclid					X			
13135	Euclid		X						
13159	Euclid		X						
14157	Euclid		X						
13853	Euclid		X						

14411	Euclid				X				
14393	Euclid				X				
14397	Euclid				X				
14351	Euclid				X				
14211	Euclid				X				
14185	Euclid				X				
14107	Euclid				X				
13545	Euclid				X				
13529	Euclid				X				
13525	Euclid				X				
13519	Grove	X		X			X	X	
13605	Grove	X						X	
13524	Grove			X		X	X		
13429	Grove					X	X		
13403	Grove			X		X			
13377	Grove		X				X		
13715	Grove		X						
14848	Grove		X						
14746	Grove		X				X		
14050	Grove		X						
14016	Grove		X						

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
13960	Grove		X		X		X		
13849	Grove		X				X		
13817	Grove		X				X		
13814	Grove		X		X				
13608	Grove		X				X		
14361	Grove			X			X		
14400	Grove			X			X		
14651	Grove			X			X		
14117	Grove			X			X		
13675	Grove			X			X		
1441	Grove			X					
1447	Grove			X					
14049	Grove			X					
14545	Grove				X				
13908	Grove				X				
9119	Katie Lane			X			X		

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
7954	Merrill	X							
9572	Merrill	X							
8966	Merrill		X		X				
9032	Merrill		X		X		X		
8620	Merrill			X					
8616	Merrill			X					
8610	Merrill			X					
13175	Ontario	X						X	
13134	Ontario	X						X	
13123	Ontario						X		
9456	Ontario			X					
13165	Ontario				X				
13213	Ontario				X				
13434	Ontario				X				
7297	Riverside	X				X		X	
7047	Riverside	X							
7423	Riverside	X						X	
743	Riverside	X						X	
7659	Riverside	X						X	
7325	Riverside				X	X			
7877	Riverside		X		X	X			
8625	Riverside		X			X	X		X
8657	Riverside		X			X	X		X
7407	Riverside							X	
7387	Riverside		X						
7603	Riverside		X		X				
7987	Riverside		X				X		
8715	Riverside		X				X		
8815	Riverside		X				X		
8821	Riverside		X				X		
8825	Riverside		X				X		
9675	Riverside		X						
7247	Riverside				X		X		
9155	Riverside			X					
9381	Riverside			X					
9309	Riverside			X					
8775	Riverside				X				

7416	Schaffer	X						X	
7435	Schaffer	X						X	
7537	Schaffer	X	X					X	
7993	Schaffer	X		X		X	X		
8455	Schaffer	X							
8559	Schaffer	X	X			X	X		
8255	Schaffer					X			
8484	Schaffer		X			X			
7365	Schaffer		X				X	X	
7520	Schaffer		X				X		
7611	Schaffer		X				X		
7849	Schaffer		X				X		
8261	Schaffer		X				X		
8321	Schaffer		X				X		
8325	Schaffer		X				X		
8877	Schaffer		X	X			X		
9029	Schaffer		X	X			X		
8087	Schaffer		X				X		
7255	Schaffer		X						
7777	Schaffer			X			X		
7856	Schaffer				X		X		
7938	Schaffer			X			X		
8025	Schaffer			X			X		
8010	Schaffer			X			X		
8551	Schaffer						X		
8557	Schaffer						X		
8817	Schaffer			X			X		

Street Number	Street Name	Pre-1930s Dairy Farms	1930- 1960 Dairy Farms	Post 1960 Dairy Farms	Commercial Properties	Art Deco Milking Parlors	Ranch Houses	Craftsman Residences	Multi-Generational Properties
8847	Schaffer			X			X		
8920	Schaffer			X			X		
7316	Schaffer			X			X		
7436	Schaffer			X			X		
7477	Schaffer			X			X		
8605	Schaffer				X				
1453	Sumner		X						
14561	Sumner			X					
14717	Sumner			X					
14848	Sumner			X					

13948	Walker		X			X			
13331	Walker		X						
13510	Walker		X						
14323	Walker		X						
14333	Walker		X				X		
13315	Walker			X			X		
13575	Walker			X			X		
13955	Walker			X			X		
13965	Walker			X			X		
14350	Walker			X			X		
13151	Walker			X					
13611	Walker			X					
13975	Walker			X					
13345	Walker			X					
13456	Walker			X					
13650	Walker				X				
13567	Whispering Lake Lane		X				X		
SE corner Edison & Bon View		X						X	