Appendix H: Cultural Resources

H-1 Historic Architecture Assessment
H-2 Cultural Report

H-1 Historic Architecture Assessment

Historic Architecture Assessment for the Rich Haven Specific Plan City of Ontario, San Bernardino County, California

Guasti, California USGS 7.5-minute Topographic Quadrangle Map

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***Guasti, CA*. USGS Topographic Quadrangle Map**

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MANAGEMENT SUMMARY

Michael Brandman Associates (MBA) has prepared this Historic Architecture Assessment to identify the specific properties of and evaluate for significance of three farming-related structure complexes in the Rich Haven Specific Plan. The purpose of the assessment was to identify all potentially significant historic structures in the Specific Plan in accordance with California Environmental Quality Act (CEQA) guidelines, Title 14 California Code of Regulations (CCR) Chapter 3 §15064.5, and Public Resources Code (PRC) §5024. The criteria used for this historical evaluation include those criteria outlined in PRC §5024.1, Title 14 CCR, Chapter 11.5, §4852 for inclusion in the California Register of Historical Resources (CR).

The proposed project, known as the Rich Haven Specific Plan, is located in the eastern part of the City of Ontario. Three farming-related structure complexes were identified by the City as containing structural elements more than 45 years old. It is these 45+ year old structure elements that must be evaluated for significance before the Specific Plan Project can be allowed to go forward. The structures to be evaluated were located in the following Assessors Parcel Numbers (APN):

- 218-16-104-0000 - 10513 East Riverside Drive
- 218-21-102-0000 - 13751 South Haven Avenue
- 218-21-115-0000 - 14100 South Milliken Avenue/11111 East Edison Avenue

The area of potential impacts to historic resources was defined by the assessors parcel lot margins. The entirety of the farming properties are associated with older buildings that are in need historic evaluations. Photographs of these complexes can be found in Appendix B.

It was determined that the evaluated properties are not eligible for inclusion in the CR. Structures located at 10513 East Riverside Drive, 13751 South Haven Avenue, and 14100 South Milliken Avenue/11111 East Edison Avenue are not historical resource for the purposes of CEQA because they fail to meet any of the four criteria associated with listing on the CR. None of the other existing buildings included within the Rich Haven Specific Plan area are more than 45 years old, nor are there additional interesting or unique structural properties less than 45 years old that might be considered significant.

In compliance with CEQA, MBA has also evaluated the potential for the Rich Haven Specific Plan to have a significant effect on the cultural environment. 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 (PRC §21084.1). The Rich Haven Specific Plan includes the demolition of all buildings, grading, and construction of a mixed-use residential and commercial development. The proposed project does not include the demolition of any historical resource as defined by PRC §5024.1, Title 14 CCR, Chapter 11.5, §4852. We find that the Rich Haven Specific Plan will not cause a significant impact on historical architectural resources. Therefore, no additional mitigation measures associated with historical architectural resources are required. This report is not associated with any archaeological (prehistoric) resource nor findings that previous researchers have delineated associated with any prehistoric resource.

SECTION 1:
INTRODUCTION AND PROJECT DESCRIPTION

The Project Area, known as the Rich Haven Specific Plan, is located in the eastern part of the City of Ontario (Exhibit 1). Three farming complexes were identified by the City as containing buildings more than 45 years old. It is these 45+ year old structure elements that must be evaluated for significance before, in part; the Specific Plan Project can be allowed to go forward. The structures to be evaluated were located at Assessors Parcel Number (APN) (Exhibit 2):

- 218-16-104-0000 - 10513 East Riverside Drive (Section 12, T2S/R7W)
- 218-21-102-0000 - 13751 South Haven Avenue (Section 12, T2S/R7W)
- 218-21-115-0000 - 14100 South Milliken Avenue/11111 East Edison Avenue (Section 13, T2S/R7W)

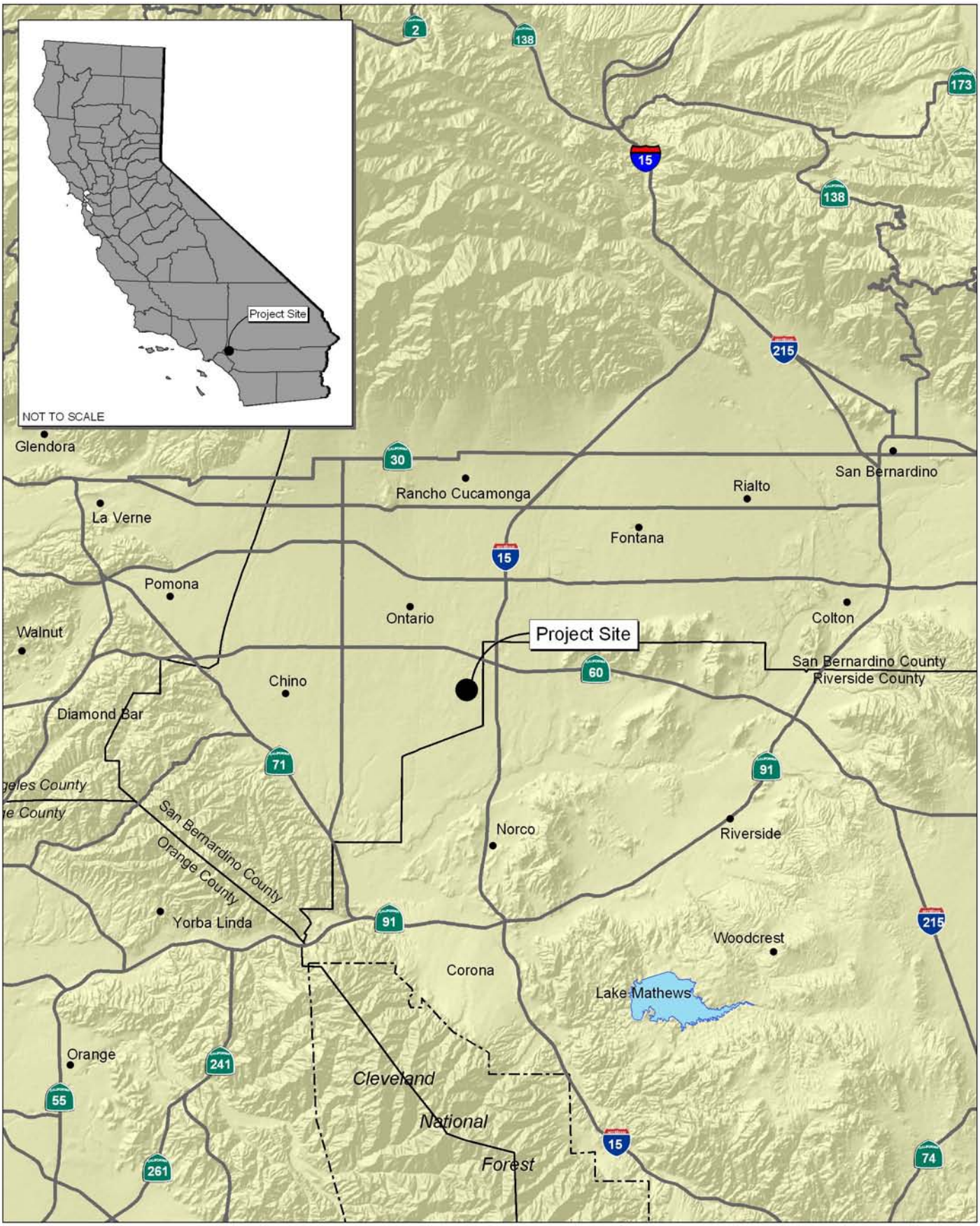
Historical resources are recognized as part of the environment under CEQA and must be given consideration in the CEQA process [PRC § 21002(b), 21083.2, and 21084.1]. For the purposes of CEQA, a "historical resource" includes, but is not limited to:

> …any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California [PRC 5020.1(j)] or resources that is listed in or determined to be eligible for listing in the California Register of Historical Resources or included in a local register of historical resources.

The criteria that are used for determining historical significance for the purposes of CEQA are associated with the CRHR as detailed in PRC §5024.1, Title 14 CCR, Chapter 11.5, §4850 et seq.

The purpose of this Historic Architecture Assessment is to determine whether the proposed project may cause a substantial adverse change on historic architectural resources within the Project Area. The process used for evaluating impacts to historical resources includes:

1. Identifying architectural resources that are more than 45 years old that require evaluation
2. Evaluating those resources for historical significance
3. Determining the impacts that the proposed project may have on those resources if determined historically significant



Source: Census 2000 Data, The CaSIL, MBA GIS 2005.

Michael Brandman Associates

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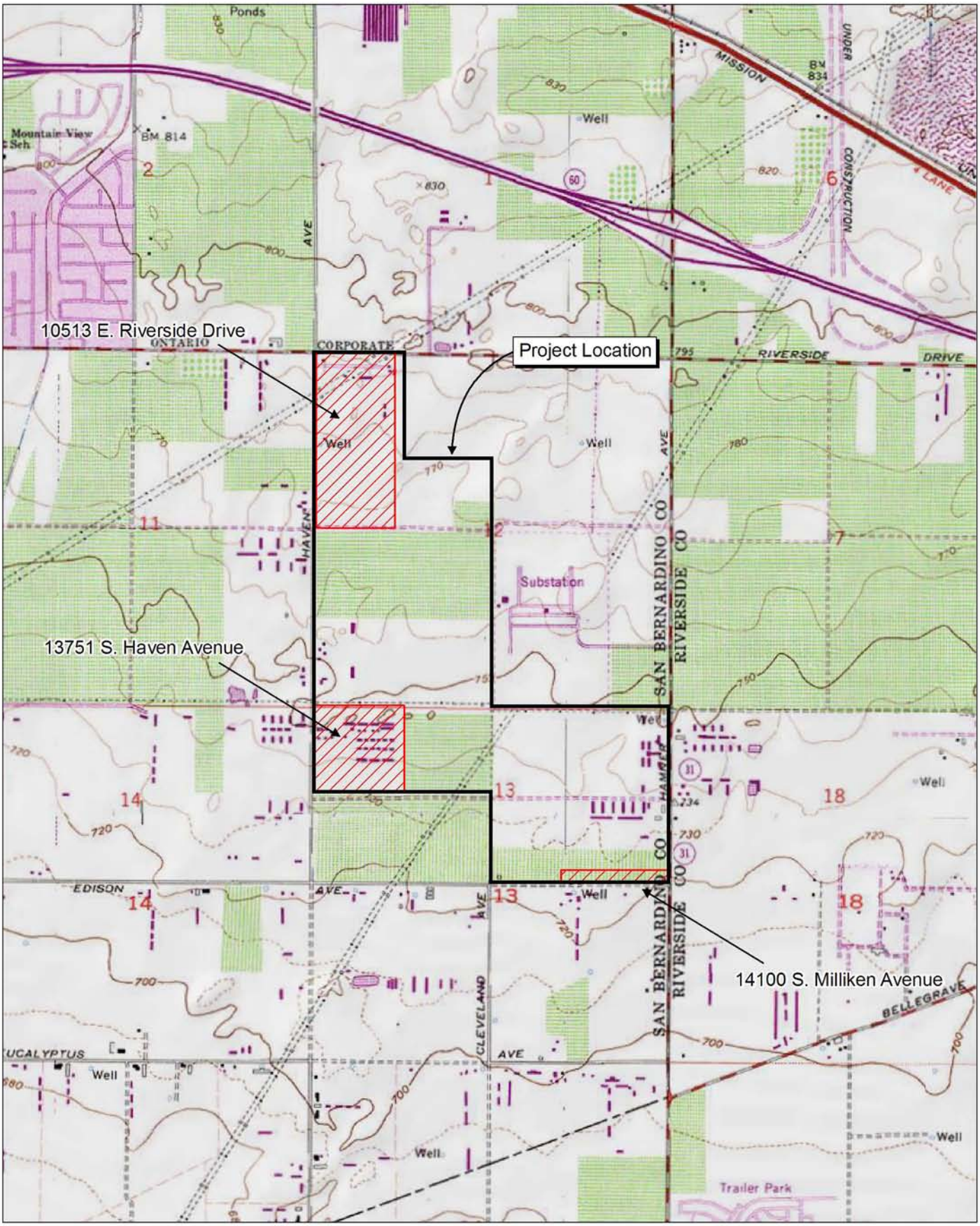
Exhibit 1
Regional Location Map

CITY OF ONTARIO • RICH HAVEN SPECIFIC PLAN
HISTORIC ARCHITECTURE ASSESSMENT



Source: USGS Guasti (1978) 7.5' DRG.

NORTH

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Michael Brandman Associates

Exhibit 2
Structural Evaluation Location Map

1.1 - PROCEDURE

MBA Consulting Historic Architecture Specialists Ben Taniguchi and Rebecca Smith conducted a visit of the Project Areas, conducted data collection at various historic document repositories, and recorded the three structure complexes between September 8 and 11, 2006. The purpose of the site visit was to define the location of each farming complex, identify any resources therein that are more than 45 years old, and determine which of those may require further evaluation. The purpose of the data collection was to gather available background information that could lend supporting information during the criteria analysis.

Since structures more than 45 years old were identified, Department of Parks and Recreation (DPR) 523 form sets were created for each structure complex. These forms are attached in Appendix B. It must be noted that some of the buildings in these complexes are less than 45 years old. The DPR 523 form sets included descriptions of structures less than 45 years old because the younger structural elements were part of the entire farming complex.

1.2 - DESCRIPTION OF IDENTIFIED RESOURCES

1.2.1 - P#36-012621 (10513 East Riverside Drive)

APN 218-16-104 consists of 17.71 acres and is a complex of four buildings (Taniguchi and Smith 2006b). Building A, a single-family residence, is the only structure in the complex identified as 45+ years of age. The entire property is located on the southeast corner of the intersection of East Riverside Drive and South Haven Avenue. The farming complex also encompasses APNs 218-16-105, 218-16-110, and 218-16-111. This dairy farm is associated with a larger parcel that also encompasses 13191 South Haven Avenue and 10513 East Riverside Drive. In addition to a circa 1957 single-family residence (Building A), the younger sections of the property consists of:

- A detached garage (Building B)
- Two hay shelters (Buildings C)
- Wood fencing
- Long rows of feeding trough fencing and bins
- Long row of corrugated metal sun shelters

There is also a single-family residence constructed in circa 1976 and a square building, of unknown use, on the northern side of the property.

Structure Descriptions

Building A - This single-family residence was constructed in circa 1957 in the Minimal Traditional style. It is located on the west side of the parcel and faces west. It is a one-story, modified L-shaped plan building. The principal façade is asymmetrical and has three bays. The exterior is clad in smooth stucco with horizontal wood board siding below the façade windows. It is covered by a moderately-pitched, hipped roof with closed eaves made of composition shingles. The house has one red brick chimney located on the south elevation. There is a partial width porch on the façade that is sheltered by an extended principal roof. The steps and landing are concrete. The main entrance consists of a plain unpainted varnished wood door. There is a secondary entrance on the north elevation that consists of a north facing entrance sheltered by a wide extended principal roof. The roof is supported by squared wooden posts with upper curved wooden brackets and red brick cladding on the base. The steps and landing are concrete and the entrance door is a wood paneled door with four upper glass panes. A third entrance is located near the north elevation and faces west. It is located within the north elevation porch and the entrance door is a wood paneled door. There are six windows on the façade. They are asymmetrically spaced and consist of five vinyl sash double-hung windows and one wood sash picture window. Windows on the other elevations are also vinyl sash double-hung windows. Decorative elements of this house include decorative wood shutters and a narrow rectangular wood vent underneath the façade gable pitch. Other features associated with the building include a concrete driveway which leads to the circa 1980's detached garage and a curved driveway which leads from the street side to the south side of the main concrete driveway. A concrete block wall borders the south side of the property. Landscaping elements include several mature trees, including juniper trees, shrubs and a front lawn.

Alterations to the building include replaced windows, doors and the possible replacement of the north elevation wood porch supports. The condition of the building is excellent. Character defining features of this Minimal Traditional residence are as follows:

- Moderately pitched hipped roof
- Smooth stucco cladding with horizontal wood board siding below the façade windows
- Decorative wood shutters flanking a façade window
- Narrow rectangular wood vent below the façade gable pitch
- Porch supports with decorative brackets

Building B - This is a circa 1980s detached three car garage with corrugated metal exterior cladding and a front gabled roof clad with corrugated metal. It has three bays with three roll up type garage doors.

Buildings C - These are two hay shelters constructed in circa 1980s, each having one open side that has an exterior clad with corrugated metal cladding and a shed roof clad with corrugated metal.

Additional structures on the property include wood fencing, long rows of feeding trough fencing and bins, and a long row of corrugated metal sun shelters. All of these features appear to have been constructed in circa 1980.

Site History

The farm complex was first developed in circa 1956-57 with the construction of the single-family residence. The area then consisted mainly of vacant land with a scattering of a few farms. Not long after the residence was completed, two buildings, most probably barns, appear to have been constructed near the northwest corner of the property. The two buildings are shown on a 1972 aerial photograph of the area, but the buildings appear to have been demolished circa 1980s according to a 1991 aerial photograph when the farm was expanding in its dairy production under new ownership. Also, an additional single-family residence was constructed in circa 1976, just east of the buildings, most probably for a family member or hired hand to help in the operations of the farm.

It is likely that the property was originally intended to be used as a dairy farm. However, due to lack of documentation it is difficult to determine if the farm complex was used specifically for dairying. The owner of the property at the time of construction of Building A is unknown. According to San Bernardino tax assessor records, in 1976 Frank and Lois Hilarides purchased the property. It is likely that the Hilarides began to establish a large-scale dairy farm on the property at that time. A majority of the buildings associated with the current dairy farm do not appear to have been built until after 1980, which is rather late in the history of dairying in Ontario.

The majority of dairy farms had been established in the Ontario area between the periods of 1900-1969, with most of them appearing during the period of 1950-69. There are three distinct phases of dairying identified in the Ontario area, they are:

1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties
2. 1930-1949 - Dry Lot Dairying with Mechanization
3. 1950-1969 -Scientific, Large Capacity Dairies

The evaluated property was initially established in the late 1950s and falls in the third phase of dairying in Ontario.

The current name of the evaluated dairy farm is the Northview Dairy and it is likely that this is the original name of the farm. By the time that Northview Dairy became firmly established in the 1980s, a large residential development was completed north of the evaluated property. In 1998, the property was purchased by L & F Properties North LP. It continues to be used for dairy farming.

The evaluated property has a single-family residence, Building A, constructed in the Minimal Traditional Ranch Style. This style is representative of the buildings that were constructed during the depression and prior to 1960 and exhibit minimal decoration. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses was a reflection of the country's increasing dependence on the automobile.

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

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

1.2.2 - P#36-012622 (13751 South Haven Avenue)

APN 218-21-102 consists of 38.99 acres and is a farming complex of twelve buildings and structures, and 27 animal pens/barns/shelters (Taniguchi and Smith 2006c). It is located on the east side of South Haven Avenue and north of Edison Avenue. The farm complex also encompasses parcels 218-21-105 and 218-21-101, both which appear to be used primarily for animal grazing. All buildings are confined to parcel 218-21-102. This property is a farm that primarily raises hogs and a few goats in pens. In addition to the residences and support buildings, the entire property appears to be enclosed with a wood post fence and there is a metal arch entrance that reads "Standard Feeding Co." The

layout of the property consists of a wide center dirt driveway flanked on both sides by the ranch buildings. The driveway then leads to the rear of the property where the pens are located.

Structure Descriptions

Buildings A and B - These are identical single-family residences that were constructed in 1947 in the Minimal Traditional style. They are located directly across the dirt driveway from each other on the western edge of the parcel along South Haven Avenue. Their primary entrances face south. They are single-story, L-shaped plans with timber-frames. The principal elevations are symmetrical and there are two vertical divisions. Their exteriors are clad in smooth stucco. They are covered by moderately pitched, cross-gabled roofs made of rolled composition material. Each house has a south facing entry porch with a secondary gabled roof made of rolled composition supported by plain wooden posts. The main entrance is located under these porches on the south elevation and consists of unidentifiable wood doors obscured by metal security doors. Other entrances are located on the west elevation, also facing south and accessed by concrete steps. These doors are replaced wood and glazed doors. There are four windows on the primary façade. They are symmetrically spaced and consist of four replacement aluminum sash, double-hung, and sliding windows. Other windows throughout the house consist of replacement aluminum sliding and double-hung windows. Landscaping elements include the white wood fence, flat grass lawns, fruit trees, and flower borders. The condition of the buildings is good. Alterations to the buildings include the replacement of original windows and doors.

Buildings C and D - These are garages constructed in 1947. They are located directly east of both of the single-family residences and both face south. They are one-story simple rectangular plans with timber frames. The principal façade of each is symmetrical and has two bays. The exteriors are clad in corrugated metal siding. They are covered by a moderately-pitched, front gabled roofs made of corrugated metal. The main entrance is located on the south elevations. Building C has contemporary aluminum roll-up doors. Building D has two corrugated metal swing doors that open from the center. The condition of the buildings is fair.

Building E - This is a rectangular building constructed in circa 1947. It is located east of Building C, the garage, and appears to face east. Its use is not known. It is situated on a north/south axis. The exterior is clad in corrugated metal siding with a metal gable roof. There are aluminum sliding windows on the west elevation that appear to be symmetrically spaced. This appears to be a prefabricated building. Extending from the east side of the gabled roof is a shed roof running the length of the building. This shed roof is supported by metal poles, has a fascia board and is covered with an unknown material. This shed roof protects a trailer or single width mobile home.

Building F - This a rectangular building constructed circa 1947. It is located east of Building D, the garage, and appears to face east. Its use is not known and is situated on a north/south axis. The exterior is clad in corrugated metal siding with a metal gable roof. There are aluminum sliding windows on the west elevation. This appears to be a prefabricated building.

Building G - This structure is located northeast of Building K and consists of a livestock sun shade with a flat roof clad with corrugated metal sheets. The shelter is supported by round metal posts. The shelter appears to be used to house goats.

Building H - This is a single-family residence that was constructed in 1947 in the Minimal Traditional style. It is located east of Buildings B, D, and F and is situated on an east/west axis and faces south. It is a one-story, box plan. The principal façade is asymmetrical and has three vertical divisions. The exterior is clad in smooth stucco. It is covered by a low-pitched, cross-gabled roof made of rolled composition material. There are two porches. The opening located on the southwest corner of the primary elevation is the main entrance, and is a notched cutout of the corner, covered by the primary roof and supported by wood posts. The opposite corner, southeast, also appears to be another notched cutout corner, but is covered by a shed roof attached to the primary roof. This appears to be an alteration and may have been another entrance at some point. The main entrance is located on the southwest corner and is obscured. There appears to be two symmetrically spaced aluminum replacement-sliding windows on the west elevation. The condition of the building appears to be fair. Visible alterations include the shed roof addition on the southeast corner and the replacement windows.

Building I - This structure is located east of Building E and is situated on a north/south axis. It is a shed roof supported by metal poles that covers a single width mobile home. The construction date is unknown.

Building J - This is a small outbuilding east of Building I. It is a small gable roof building. It appears to be some type of support building for the mobile homes located in the immediate vicinity. The condition of the structure is unclear.

Building K - This structure is located east of Building J and is a contemporary double-width mobile home.

Building L - This structure is located east of Building K and is a contemporary, circa 1990, large commercial-type garage with three bays large enough for a tractor-trailer.

Building M - This structure is located east of the cluster of single-family residences and support buildings on an east/west axis. They appear to consist of several long and low barns of small animal pens in rows of three. They are primarily constructed of wood with low-pitched gable roofs. These buildings were likely constructed during the 1990s. There is a small square building, of unknown use, on the northeast corner of the property that appears to have been constructed at the same time as the pens. Located within this cluster of pens are some slightly larger structures that appear to be feed storage. The condition of these pens is unclear, but they appear be in use today. There are goats in several of the open fields.

Site History

In 1947, the 38.99-acre farming complex was developed for hog farming by the Standard Feeding Company founded by Lester J. Scritsmier. Mr. Scritsmier resided in nearby Pomona and, in addition to his Ontario ranch; he ran a livestock farm, the Pomona Feeding Company, from around the 1950s to around the early 1960s. Three modest single-family residences, which were most likely constructed to house workers, were constructed on the property along with two garage buildings, sheds and several rows of pens to house the hogs. It is very probable that this was the first hog ranch in the area.

His younger brother, Victor L., had been a hog rancher in Ontario during the late 1930s and early 1940s. They were born in the state of Wisconsin and arrived in Southern California with their parents around 1920. Their father Henry H. was a realtor by trade and thus it is unlikely that the brothers had an extensive background in hog ranching prior to arriving in California. It is unclear why Victor decided to venture in hog raising in Ontario when at the time the dominant industry of the city was citrus.

In 1937, Victor, along with other investors, decided to put up $60,000 towards creating an 80-acre hog ranch capable of holding 10,000 swine. Los Angeles County had at the time imposed strict regulations on swine ranches and thus many ranchers moved their operation to less restricted counties such as San Bernardino and Orange. The area that Victor chose in Ontario was the Mountain View Ranching District. The district consisted mainly of grape farms. Local farmers and citizens began to voice their opposition towards the creation of the ranch, citing that the creation of the hog farm would ruin their grapes. By June of 1937, 600 local ranchers had filed protests against the creation of the ranch. The opponents were eventually joined by the Mountain View Women's Club and 6,400 local women who had the backing of the fifth district of the California Congress of Parents and Teachers. On September 10, in response to the protests, San Bernardino County created an ordinance, which prohibited the operation of hog ranches in agricultural areas in the county. Due to this setback, it is likely that Victor was forced to establish his hog ranch in a less populated area in the unincorporated

area of San Bernardino County, just south of Ontario. However, after 1940, it is likely that Victor no longer had a ranch.

When Lester established the Standard Feeding Company in Ontario in 1947, Ontario consisted mainly of vacant land with a scattering of farms. Around this time, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties due to the growth of suburbs and the strict regulations that were created as a result of the suburban growth. By the 1960s, numerous dairy farms were established in the vicinity of the hog ranch. The growth of the dairy industry may have been one of the contributing factors that inhibited the growth of hog ranches in the area. Thus, it is likely that this ranch was one of a few hog ranches that existed in the area.

Starting in the late 1970s, residential developments in areas outside of the downtown core area of Ontario began to be constructed. A large residential development was created north of the hog ranch in 1978 and more residential development followed in the '80s and '90s. After Lester Scritsmier's death in 1985, the property was acquired by his wife Margaret. In 1987, Sandra Scritsmier acquired the property and in 2005, the property was sold to RWT Preserve Holdings. The property is still being operated as a hog ranch.

The evaluated hog ranch, which covers nearly 40 acres, is not typical in terms of its size. Depending on the area in which a ranch was established, it is likely that a typical hog ranch at the time would have been twice the size as the evaluated ranch. Thus, it is likely that the ranch had half the amount of hogs as compared to a typical ranch of that period. In the past 30 years, farms known as "Intensive Piggeries" have replaced the traditional family run swine ranches. A hog ranch of this type maximized the use of space by keeping the hogs confined in cramped sow stalls that only gave them enough room to stand up. A large number of swine could be raised as compared to ranches that used open fields or pens that did not fully maximize available space. Thus, in the past two decades, numerous traditional family-run hog and pig farms have closed as the result of the increased number of "Intensive Piggeries," which are usually run by corporations.

The evaluated property has two single-family residences, Buildings A and B, constructed in the minimal traditional Ranch Style. This style is representative of the buildings that were constructed during the depression and prior to 1960 and exhibit minimal decoration. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses was a reflection of the country's increasing dependence on the automobile.

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

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

1.2.3 - P#36-012623 (14100 South Milliken Avenue/11111 East Edison Avenue)

APN 218-21-115 consists of 3.08 acres and is located at 14100 Adams Street (Taniguchi and Smith 2006a). In the 1950's, this address was known as Adams Street, and could be further identified as 11111 East Edison Avenue. Four buildings are located in this farming complex: two barns and two single-family residences. A tennis court is situated on the western end of the property. In addition to the houses and barns, the property contains wood and metal fencing, and dirt and concrete driveways.

Adjacent to this property is an 18.20-acre parcel, APN 218-25-209, which is used for the dairy operation. While the majority of this parcel consists of an open field, it also contains:

- Cattle fencing with feeding troughs
- Two circa-2005 long corrugated metal hay shelters with a gabled roof supported by metal poles
- One-story single-family residence, which appears to have been constructed in circa 1960 on the western end of the parcel

For mapped reference points, please refer to the P#36-012623 form set in Appendix B.

Structure Descriptions

Building A - This barn was constructed in 1953 in the vernacular barn style, and is located on the eastern border of the parcel, facing east. It is a one-story, simple box, timber framed barn. The principal façade is symmetrical and has one bay. The barn sits on a concrete foundation. The exterior wall is made of poured concrete with vertical board and batten wood siding at the top. It is

covered by a moderately pitched, front gable roof made of composition shingles. The main entrance is located slightly off center on the east elevation and consists of a tall plain wood sliding door. Other entrances are located on the south elevation and consist of four open stalls, which were likely used for hay storage. There appears to be two window openings on the north elevation with wood framing. The condition of the building is good.

Building B - This barn was constructed in 1953 in the vernacular barn style. It is located west of Building A and faces south. It is a one-story, modified box plan, timber framed barn. The principal façade is symmetrical and has two bays. The barn sits on a foundation of unknown type. The exterior is clad with wood board and batten siding on the front gable sections, and what appears to be poured concrete walls on the side gable addition. It is covered by a moderately-pitched, double front gabled roof with a side gable roof made of corrugated metal. The main entrances are the two openings under the front gable ends. The condition of the building is fair. Alterations to the building include an addition to the west elevation of the building.

Building C - This single-family residence was constructed in 1953 in the Minimal Traditional style. It is located to the west of Building B and faces south. It is a one-story house with an L-shaped plan. The principal façade is asymmetrical and has five bays. The building likely sits on a concrete foundation. The exterior is clad with smooth stucco. It is covered by a moderately-pitched, hipped roof made of composition shingles. There is a partial width porch sheltered by the principal roof located on the principal façade. This façade is located on the south elevation and consists of a porch roof supported by squared wood posts with wood brackets attached to the upper ends of the posts. The steps and landing are concrete. The main entrance is located under the porch and consists of an unknown type of door. Other entrances consist of an entry on the east elevation sheltered by the principal roof with concrete steps and landing. The entry door consists of a wood door with lower wood paneling and four upper glass panes. There are five windows on the primary elevation. They are asymmetrically spaced and consist of three wood sash double-hung windows: one located on west side of the façade, two flanking a wood sash picture window at the center of the elevation. There is also a square wood sash fixed window on the east side of the façade. Two of the primary façade windows are flanked by decorative wood shutters. Windows on the other elevations consist primarily of wood sash double-hung windows. An asphalt driveway leads to an attached garage. Landscaping elements include mature trees, a front lawn, and foundation plantings. There are no visible alterations. The condition of the building is good.

Building D - This single-family residence was constructed in 1953 in the Minimal Traditional style. It is located to the west of Building C and faces south. It is a one-story house with a rectangular plan and an attached garage at the east end. The principal façade is asymmetrical and has three bays. The

building likely sits on a concrete foundation. The exterior is clad with smooth stucco. It is covered by a moderately-pitched, side gable roof made of composition shingles. There is a partial width porch sheltered by the principal roof located on the façade and the porch roof is supported by a single squared wooden post. The steps and landing are concrete. The main entrance is located under the porch on the principal façade and consists of a wood paneled door. There appears to be a second entrance located under the façade porch that faces east and consists of a plain wood door. There are four windows on the primary façade. They are asymmetrically spaced and consist of square wood sash fixed windows located on the west side of the elevation. Two of the windows are flanked by decorative wood shutters. Other windows could not be observed. An asphalt driveway leads to an attached one-car garage. Landscaping elements include mature trees and a flat lawn. Alterations to the building include replaced windows and doors. The condition of the building is good.

Site History

The dairy farm was established in 1953 with the construction of two barns and two single-family residences on a narrow 3.08-acre property. An adjacent 18.20-acre parcel was most likely owned by the same owners and was used for their dairy operations. The area at the time consisted primarily of vacant land with a scattering of farms. It is likely that the dairy property was owned by John and Wilma Dykstra, and established by John and a brother under the name Dykstra Brothers Dairy. The original core farm buildings, which are still present today, consist of the following:

- A barn near the eastern edge with four open stalls, which was likely used to store hay and farm equipment
- A barn was constructed to the west appears to have been used specifically to house vehicles and large farm equipment,
- Two single-family residences were constructed west of the second barn, which were likely used to house the owner of the dairy farm and their family, or possibly hired workers

The establishment of this dairy farm complex was likely the result of the migration of dairy farmers from Los Angeles and Orange Counties to San Bernardino County. The migration was due in part to suburban development of Los Angeles and Orange Counties starting in the late 1940s and strict regulations that were imposed on the dairy farms at that time. It appears that the Dykstra family business thrived during the 1960s along with other established farms in the area as the local industry was peaking. Thus, a third single-family residence was constructed in circa 1960 on the adjacent 18.20-acre property. More recently, a larger hay storage shelter was constructed in circa 2005. The surrounding area began to change somewhat when large tract housing was constructed in the early 1970s. In 1994, John Dykstra passed away. However, the family continued to own and run the dairy

farm. In 2003, Ronald and Kristine Pietersma and the Bidart family purchased the property. They are still operating the property as a dairy.

SECTION 2:
HISTORIC CONTEXT

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881, which they intended to subdivide into small fruit farms. The Chaffey's purchased an additional 6,000 acres from the Rancho that would become the cities of Ontario and Upland. One of the keys to the Chaffey's success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

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

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

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

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

2.1 - BACKGROUND HISTORY OF SOUTHERN CALIFORNIA DAIRY FARMS

2.1.1 - Dairy Farming in Los Angeles Basin

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

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

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

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

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

In 1930, the Co-operative Dairy Product Association formed to negotiate milk prices with distributors for any surplus milk not used by the creameries. By this time, most of the dairy industry of Southern

California consisted of producers, dairymen on contract to the creameries; processors, owners of the processing plants and transportation fleets; and the retailers.

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

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

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

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

locally produced materials such as barley, beet pulp, or cottonseed meal. The outlying areas would have more readily available green feeds.

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

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

> *One Dutch family living in Paramount could not afford pasture acreage for their cow and so they had her put inside. They fed her on linseed meal, hay, and cottonseed instead of sending her to pasture. "Bossy" thrived and soon was grateful that she wasn't driven out to work every morning. Her meals were served in her room, and she speedily responded by giving off gushing quantities of milk. Soon, the Dutch family started selling the excess milk to neighbors and purchased a second cow to keep up with a sustained demand for dairy products. They found that the forced-feeding technique was the pump primer. They sent word back home to the Netherlands and soon a rush of uncles, cousins, sisters and aunts came to the Paramount area….4,000 families comprise what they call the richest dairy farmers in the world. After two and half years of milking the cows, they are "burned out" and are sold as beef. The Indoor cows at Paramount and the adjacent milk "factories" were found to be healthier, less liable to diseases, which lurk in pasturage. The Dutch colony cared for its bossies just as a factory owner does for his machines.*

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

Although dry-lot dairying was new to the United States, the practice was used in both the Azores and the Netherlands. In other large metropolitan areas of the United States, such as around Chicago and Boston, grassland dairies were forced farther from the cities by the rising cost of land and taxes.

Because of the development of dry-lot dairy farming in Southern California, urban areas grew around the small, but highly productive dairies in Southern California.

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

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

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

The concentration of diaries within the Los Angeles area produced more efficient operation of the Los Angeles milk shed. By 1960, Los Angeles County led the United States with 511 dairies and 112,000 dairy cows. The dairy industry produced 33.5 per cent of the total Los Angeles County agricultural

yield. With one dairy farm on top of another, the servicing agent, feed sellers, equipment dealers, inspectors, and creamery tank trucks could visit dozens of dairy farms in the space of a few miles. The compact milk shed kept the servicing prices down, and that helped keep the price of milk down.

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

2.1.2 - Dairy Farming in the Inland Empire

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

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

County, and could consequently increase the size of their operations and upgrade their milking facilities as the cost of land in the Chino Valley area was far less costly.

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

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

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

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

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

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

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

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

circular driveway in front of the milking parlor to express milk from the storage tanks. The signs displayed in front of the dairy operations exhibit the large presence of the dairy associations and the pride and loyalty that the dairy farmers have in membership with certain dairy associations.

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

SECTION 3:
EVALUATION OF HISTORICAL RESOURCES

The three farming complexes features more than 45 years old were evaluated for historical significance as defined by the CEQA Guidelines. A "historical resource," as defined by PRC §5020.1 (j) is "any object, building, structure, site, area, place, record, or manuscript which is determined to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California". The criteria used for evaluation in these areas include those criteria outlined in PRC §5024.1, Title 14 CCR, Chapter 11.5, §4852 for inclusion in the CR and include any resource that:

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

3.1 - P#36-012621 (10513 EAST RIVERSIDE DRIVE)

3.1.1 - Integrity Statement

The subject property was evaluated against the seven aspects of integrity as outlined in the CCR. The seven aspects of integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The evaluated building has retained its original location; it has not been moved. Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the resulting strict regulations that were created as a result of the suburban growth. However, when the evaluated building was

constructed, the area still consisted mainly of vacant land and a scattering of farms. By the 1960s, numerous dairy farms were established near the subject property. A large housing development was constructed north of the subject property in 1978. In addition, in the 1980s the farm was expanded from a small to a much larger operational dairy farm. Thus, the setting, feel and association have been somewhat compromised.

The property originally contained, in addition to the evaluated building, two buildings, probably barns, which were located near the northwest corner of the property. The buildings were likely demolished in the circa 1980s when the property was expanding into a much larger dairy operation. After the property was purchased in 1976, a large-scale dairy farm was established. Two hay barns, a three-car detached garage and several rows of cattle fences and feeding troughs were constructed during the 1980s. The single-family residence, Building A, was constructed in circa 1957 in the Minimal Traditional style. It has retained some of its character defining features including a moderately-pitched hipped roof, smooth stucco siding, horizontal wood board siding below the façade windows, decorative wood shutters on the façade and a narrow rectangular wood vent below the façade gable pitch. The building has been altered with the replacement of the windows, doors and the possible replacement of the north elevation wood porch supports. Thus due to the alterations to the residence and the demolition of the two original barns, the design, material and workmanship have been compromised.

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

3.1.2 - Application of the California Register Criteria

The subject property was evaluated against the four criteria of the CR, which is outlined in PRC §5024.1, Title 14 CCR, Chapter 11.5, §4852 for inclusion in the CR. It was determined that the subject property does not meet the criteria for the CR under the context of post-1950 dairy properties in the Ontario area, due to the loss of the original late 1950s barns and overall late establishment of the property as a dairy farm. Following is a discussion of how that determination was made.

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. A single-family residence and two other buildings, most probably barns, were constructed in circa 1957 on a 17.71-acre property. It is likely that the intention of the owner was to establish a dairy farm on the property. Due to lack of documentation, it is difficult to confirm whether the property was used solely for dairying. By the time the initial farm was established in circa 1957, the dairy industry in Ontario had reached a plateau. Then in 1976, Frank and Lois Hilarides purchased the property and constructed several dairying buildings, establishing by the mid-1980s, a large-scale dairy business. Due to the

late establishment of this property as a diary farm, it does not appear to fit into a distinct phase of dairying in Ontario. And no documentation could be found to show that the property contributed to the development of the overall diary industry in Ontario or was important to the history of Ontario, the state or national level. Therefore, it does not appear to qualify for the CR under Criterion 1.

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. Research did not uncover the name of the original owner of the evaluated property. Frank and Lois Hilarides purchased the property in 1976 and it is currently owned by L & F Properties North LP. However, no documentation could be found to show that anyone of significance to the history of Ontario, the state or nation was associated with the property. Therefore, it does not appear to qualify for the CR under Criterion 2.

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated property was established in circa 1957 with the construction of a single-family residence and two buildings, most likely barns. The two buildings were demolished sometime in the 1980s as the farm was expanding into a large-scale diary operation. The single-family residence was constructed in circa 1957 in the Minimal Traditional style. It has retained some of its character defining features including a moderately pitched hipped roof, smooth stucco siding, horizontal wood board siding below the façade windows, decorative wood shutters on the façade and a narrow rectangular wood vent below the façade gable pitch. The building has been altered with the replacement of the windows, doors and the possible replacement of the north elevation wood porch supports. Due to the alterations, it has lost much of its integrity as an example of the Minimal Traditional style. The architect or builder of the evaluated building is unknown and building is most likely not the work of a master. Also, this building appears to simply be one of several post-1950 single-family residences in the area. Therefore, it does not appear to qualify for the CR under Criterion 3.

Finally, the primary building was evaluated against Criterion 4 of the CR to determine whether it yielded, or may be likely to yield, information important in prehistory or history. Typically, for a building to meet this criterion, it has to be the principal source of information. This is not the case with this building. Therefore, it does not appear to qualify for the CR under Criterion 4.

In summary, the property is not eligible for the CR; therefore, it is not a significant resource under CEQA guidelines. It was not evaluated for local significance or the National Register of Historic Places (NRHP).

3.2 - P#36-012622 (13751 SOUTH HAVEN AVENUE)

3.2.1 - Integrity Statement

The subject property was evaluated against the seven aspects of integrity as outlined in the CCR. The seven aspects of integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The hog ranch has retained its original location; it has not been moved. When the evaluated property was developed in 1947, the area consisted largely of vacant land with a scattering of farms. Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the strict regulations that were created as a result of the suburban growth. By the 1960s, numerous dairy farms had been established in the vicinity of the hog ranch. A large housing development was also constructed north of the subject property in 1978. Currently, multiple residential subdivisions and strip malls are being constructed throughout the Ontario area. Thus, the setting, feel, and association have been compromised.

The evaluated property retains most of its original buildings including three single-family residences, two garages and sheds. However in the circa 1990s, the hog pens were replaced with new pens. Also, alterations and replacement materials have been applied to most of the buildings on the property. Thus the design, material and workmanship have been somewhat compromised.

The integrity of the evaluated property is good to fair. The condition of the evaluated property is good.

3.2.2 - Application of the California Register Criteria

The subject property was evaluated against under the four criteria of the CR, which is outlined in PR C §5024.1, Title 14 CCR, Chapter 11.5, §4852 for inclusion in the CR. It was determined that the subject property does not meet the criteria for the CR under the context of hog ranch properties in Ontario, as the property does not appear to be significant to the agricultural development of the Ontario area, and the property as a whole has lost integrity due to alterations to its buildings and the replacement of the original hog pens in the 1990s. Following is a discussion of how that determination was made.

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The Standard Feeding Company was founded in 1947 and it is likely that it was the first hog ranch in the Ontario area. The company was founded by Lester J. Scritsmier. His younger brother Victor L. had been unsuccessful in starting a hog ranch in the Mountain View Ranch district of the city of Ontario. He had met with heavy opposition from local farmers and citizens and was forced to look elsewhere. At about the time that the Standard Feeding Company started, the city, and the entire county of San Bernardino was being transformed from a mainly citrus growing area to dairy area because of the growth of suburbs in Los Angeles and Orange County. Due to strict regulations imposed on the dairy farms as a result of suburban growth, numerous dairy farms transferred their operations to San Bernardino County. Thus by the 1960s, numerous dairies had been established in the vicinity of the hog ranch. The growth of the dairy industry may have been one of the contributing factors that inhibited the growth of hog ranches in the area. No documentation could be found to show that the hog ranch had been significant in the area's agricultural development, nor did it have an impact on the residential or commercial development of the area. Therefore, it does not appear to qualify for the CR under Criterion 1.

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. When the Standard Feeding Company was established on the evaluated property in 1947, the owner was Lester J. Scritsmier. The property was transferred to his wife Margaret after his death in 1985. No research could be found to indicate that Lester J. Scritsmier or anyone in his family was a significant figure to the history or development of the city of Ontario, the state or in the nation. Therefore, it does not appear to qualify for the CR under Criterion 2.

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The 40-acre subject property contains a hog ranch that consists of three single-family

residences, which were likely used as workman's housing, and associated garages, sheds and several rows of pens to house hogs. The layout of the ranch consisted of workman's homes located towards the front of the property and sheds, barns and pens in the rear of the property. When compared to other hog ranches of the same era, the Standard Feeding Company is a scaled down version of a typical hog ranch, which was likely on average twice the size of the evaluated property. Even though there is quite a bit of original fabric left on the ranch, there does not appear to be any buildings or structures possessing high artistic values. There have been several alterations made to most of the buildings on the property with replacement materials and the original hog pens were replaced in 1990s. Additionally, no architect or builder name could be found to be associated with this property and it is most likely not the work of a master. Therefore, it does not appear to qualify for the CR under Criterion 3.

The property was considered for Criterion 4 for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. Therefore, it does not appear to qualify for the CR under Criterion 4.

In summary, the subject property does not appear to qualify for the CR. Therefore, the subject property is not a historical resource for the purposes of CEQA. It was not assessed for NRHP or local designation eligibility.

3.3 - P#36-012623 (14100 SOUTH MILLIKEN AVENUE/11111 EAST EDISON AVENUE)

3.3.1 - Integrity Statement

The subject property was evaluated against the seven aspects of integrity as outlined in the CCR. The seven aspects of integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The dairy farm has retained its original location; it has not been moved. When the evaluated dairy farm was established on the property in 1953, the area consisted primarily of vacant land with a scattering of farms. The dairy farm was likely part of the move of dairy farmers from areas in Los Angeles and Orange counties to San Bernardino County, which started in the late 1940s. The migration was due in part to the suburban growth that was occurring in both counties and resulting strict regulations that were being imposed on the farmers. Thus, numerous dairy farmers established farms adjacent to the subject property by the late 1960s. However, by 1972, a large residential development was completed south of the evaluated property adjacent to Milliken Avenue. Currently, numerous residential housing developments and strip malls are being constructed throughout the Ontario area. Thus, the setting, feeling, and association have been compromised.

The farm retains its original core buildings that consist of two single-family residences and two barns, all of which were constructed in 1953. In circa 1960, a single-family residence was constructed on an adjacent property. In circa 2005, two hay storage shelters were also constructed on the adjacent property. Over the years, there have been alterations to almost all of the buildings. The barns have had additions and at least one of the single-family residences has had its windows and doors replaced. The original acreage of the farm has remained intact. Therefore the design, materials and workmanship of the evaluated property has been somewhat compromised.

The integrity of the evaluated property is good. The condition of the evaluated property is good.

3.3.2 - Application of the California Register Criteria

The subject property was evaluated against under the four criteria of the CR, which is outlined in PRC §5024.1, Title 14 CCR, Chapter 11.5, §4852 for inclusion in the CR. It was determined that the subject property does not meet the criteria for the CR under the context of post-1950 dairy farm properties, as the property as a whole does not have the essential character defining features of a post 1950 diary for the Ontario area. Following is a discussion of how that determination was made.

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The evaluated property was developed as a dairy farm in 1953 during the post-1950 scientific, large capacity era of dairy farming in the Ontario area. By 1950, the Ontario diary industry was growing in size to encompass forty acres or more and was becoming much more efficient as it transitioned from dry-lot dairy farms with mechanization. By the 1960s, Ontario had grown into one of the largest dairy areas in the state of California consisting of over forty dairies. However, no documentation could be found to prove that the subject property was a significant dairy farm in the Ontario area. This property does

not appear in any publications or newspaper clippings during the twentieth century showing it to be an important or innovative dairy farm. Also, the overall design of the dairy farm does not fit into the trend in dairy farms being constructed during this period in Ontario. The subject property appears to be simply one of the many diary farms established in Ontario during the mid-twentieth century. Therefore, it does not appear to qualify for the CR under Criterion 1.

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. The property was likely owned by John and Wilma Dykstra when the dairy was established in 1953 as the Dykstra Brother's Dairy. Research indicates that the no one in the Dykstra family was significant to the history or development of the City of Ontario, the State or the nation. Therefore, it does not appear to qualify for the CR under Criterion 2.

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated dairy farm was established in 1953 during the third phase of dairy farming in Southern California from 1950 to 1969. Dairy properties that were constructed after 1950 had:

- More than one very large residence, or a series of large residences that consisted of 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,
- A huge expanse of open space behind the dairy buildings is used for the production of feed and the processing of manure

Although the subject property does consist of three single-family residences, attached garages and barns, the overall design was not consistent with the dairy farms being constructed at the same time in the Ontario area. One essential element missing was the "herringbone" style-milking parlor designed in the Ranch style. A second essential element that is missing is a circular shaped driveway. And lastly, the barns constructed on the property were general purpose in terms of its use and were not designed specifically for a diary farm.

Therefore, the subject property does not embody the distinctive type, period, or method of construction of the post-1950 dairy farm in the Ontario area and does not possess high artistic values. Additionally, no architect or builder name could be found to be associated with this property. Therefore, it does not appear to qualify for the CR under Criterion 3.

The property was considered for Criterion 4 for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. Therefore, it does not appear to qualify for the CR under Criterion 4.

In summary, this farm complex does not appear to qualify for the CR. Therefore, the subject property is not a historical resource for the purposes of CEQA. It was not assessed for NRHP or local designation eligibility.

SECTION 4:
ASSESSMENT OF IMPACTS TO HISTORICAL RESOURCES

In compliance with CEQA, MBA has evaluated the potential for the proposed project to have a significant effect on the environment. 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 (PRC §21084.1). The purpose of this assessment of impacts is to determine whether or not the proposed project will cause a substantial adverse change on any identified historical resources within the proposed Project Area.

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (PRC 5020.1(q) and 15064.5(b)(1)). CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance, such as its character-defining features, can be considered to materially impair the resource's significance. The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historic significance and that justify its inclusion in, or eligibility for, inclusion in the CR.

The Project Area does not include a historic structural resource that has been determined eligible for the CR. Therefore, any proposed physical alterations of changes to the character-defining features of any historic resource in the Project Area cannot cause a substantial adverse change to that resource.

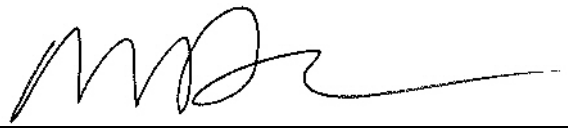
4.1 - CONCLUSION

MBA has evaluated the properties against the criteria for inclusion in the CR and determined that no buildings or farming complexes meet any Criteria for inclusion in the CR. In addition to the evaluation of historical resources located within the project area, MBA has evaluated the potential for the Rich Haven Specific Plan to have a significant effect on the historic cultural environment. We conclude that there will be no cumulative impact to historic resources in the Rich Haven Project Area

SECTION 5:
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: November 16, 2006 Signed:



Michael Dice, M.A.
Michael Brandman Associates
Irvine, CA

SECTION 6:
REFERENCES

Galvin (Galvin & Associates). 2004. *The City of Ontario's Historic Context For the New Model Colony Area.* On File at Michael Brandman Associates.

Taniguchi and Smith 2006a. *Archaeological Site Record Form for CA-RIV.* On file, Eastern Information Center, University of California, Riverside.

Taniguchi and Smith 2006b. *Archaeological Site Record Form for CA-RIV 3.* On file, Eastern Information Center, University of California, Riverside.

Taniguchi and Smith 2006c. *Archaeological Site Record Form for CA-RIV.* On file, Eastern Information Center, University of California, Riverside.

Appendix A:
Personnel Qualifications

Michael H. Dice, M.A.

Project Scientist/Senior Archaeologist

Education
M.A., Anthropology, Arizona State University, Tempe, Arizona

B.A., Anthropology, Washington State University, Pullman, Washington

Anthropology Track, University of Washington, Seattle, Washington

Professional Affiliations
Member, California Historical Society

Member, National Trust for Historic Preservation

Registered Professional Archaeologist (RPA 2000)

Registered Archaeologist, Orange County, 2006

Experience Summary

Mr. Dice is a Certified Archaeologist with more than eighteen years of experience performing records searches, archaeological surveys, archaeological site testing (Phase II) and data collection (Phase III) projects on private and public lands in the Southwestern United States and Southern California. During his career, he has authored or co-authored more than 150 CEQA and/or NEPA level documents including several manuscripts for the National Park Service. Mr. Dice is a member of the California Historical Society, a Registered Professional Archaeologist (RPA), and is a member of the National Trust for Historic Preservation.

Recent and Selected Project Experience

Transportation

Santa Ana Art Wall Project (Santa Ana, CA), OCTA Tracks/Santa Ana Depot at Santiago Street. Serviced as senior project archaeologist to perform an ASR/HRER/HPSR package for the City of Santa Ana for its Caltrans District 12 submission. Construction of the Art Wall was funded by, in part, by the Federal Highway Administration (FHWA). The project was not considered an undertaking exempt from federal cultural resource compliance as governed by Caltrans-FHWA Programmatic Agreement (PA) associated with Section 106 of the National Historic Preservation Act (36 CFR §800). The APE was established in consultation with Cheryl Sinopoli of District 12. Once the APE had been approved by Rail HQ, several unrecorded historic properties were evaluated. Work progressed with Caltrans staff guidance in a reasonable and responsive fashion. Our historic architectural specialist and co-author, Christeen Taniguchi, is now an employee of Galvin and Associates. The project allowed interaction between MBA, Caltrans and SHPO, with successful results.

Nation Park Service

Project Archaeologist/Database Manager for the emergency Chapin-5 Fire Rehabilitation Project, Mesa Verde National Park, Colorado (1996-1999). Began as field crew chief (GS-7) and finished with the Park as a GS-9 Database manager. Created an ACCESS 6.0 database for the recordation or re-recordation of more than 500 archaeological sites within the rehabilitation area.

Telecommunication

NEPA Compliance/Telecommunication Facilities. Serving as project scientist for a variety of telecommunication providers throughout California in complying with the National Environmental Policy Act (NEPA) for the implementation of cellular communication facilities. This project includes the preparation of NEPA compliance documents in accordance with the Federal Communication Commissions regulations pertaining to telecommunication facilities, biological surveys, including focused, sensitive species surveys and wetland delineations and permitting, cultural resource records searches and Phase I surveys, including architectural/historical evaluations and construction monitoring, and arborist surveys.

Water

Victor Valley Recycled Water Project. Project manager to perform a program-level Section 106/CEQA analysis for the Victor Valley Recycled Water Project through Bauer Environmental. Our project consisted of the analysis of a series of alternative recycled water facility locations and main-line pipeline routes in the County of San Bernardino, the City of Victorville, the City of Hesperia, and the City of Apple Valley. The VVRW project will eventually exhibit four recycled water treatment plants, several pumping stations, numerous main-line recycled water pipelines and numerous secondary pipelines. Four project footprints were evaluated for potential impacts to cultural resources. The results showed that the majority of the project area held "low" sensitivity for cultural resources, there was a minor amount of "medium" sensitivity, while those areas near the Mojave River held "high" sensitivity. We recommended that cultural resource testing take place along the Mojave River if those alternatives are chosen. Specific mitigation-monitoring recommendations will be recommended once the project reaches the "project-level" of analysis.

Mining

Final Phase I Cultural Resources Survey Report for the Coachella Aggregates Expansion Project, Riverside County. Cultural survey report for planned mining development in the County of Riverside. 2003.

Utilities

Cultural Resource Records Search Results and Sensitivity Evaluation for the Palm Springs and Desert Hot Springs Master Drainage Plan Project. Cultural evaluation report for planned utility construction in the Coachella Valley.

Recreation & Community Complexes

Cultural Survey Report, Bakersfield State Vehicular Recreation Area (SVRA), Kern County. Cultural survey report for planned State Park north of Bakersfield, in Kern County. 2006.

Planned Development

Over 200 reports available dated from 1999 to 2006.

Schools

Cultural Resource Survey Report and Paleontological Records Review for the Chaffey School District #9 High School Project located west of San Sevane and north of Walnut Avenue, Fontana, San Bernardino County. Cultural survey report for planned school development in the City of Fontana.

Retail

Phase 1 Cultural Resource Survey: The Yucca Valley Home Depot Retail Center (APN#0601-201-31, -32 and -37), Town of Yucca Valley. Cultural survey for a planned development in the Town of Yucca Valley

Airport

Cultural Resource Records Search and Site Visit Results for the Proposed Ontario Airport TIS Transmitter Site, located near Parking Lot D and F of the Ontario International Airport, Ontario, San Bernardino County. Cultural survey for a planned transmitter within the Ontario International Airport.Section 106 Study for Airport

Appendix B:
Department of Parks and Recreation (DPR) 523 Forms

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

PRIMARY RECORD

Primary # P-36-012621
HRI
Trinomial #
NRHP Status Code
Other Listings
Review Code Reviewer Date

***Resource Name or #** (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

P1. Other Identifier: 13191 South Haven Avenue

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County** Ontario

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

***b. USGS 7.5' Quad** Guasti, CA **Date** 1979 **T** 2S **;R** 7W; W **¼of** NW **¼ of Sec** 12; SB **B.M.**

c. Address 10513 East Riverside Drive City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources)

Zone 11S ; 0446845, 0447187, 0446835, 0447177 mE/ 3764413, 3764395, 3763623, 3763616 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 21816104

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

Parcel no. 21816104 consists of 17.71 acres and includes approximately four buildings. One building, a single-family residence, has been identified as being over 45 years of age. The entire property is located on the southeast corner of the intersection of East Riverside Drive and South Haven Avenue. It also encompasses parcels 21816105, 21816110, 21816111. This property is a dairy farm that is related to a larger property that also encompasses 13191 South Haven Avenue and 10513 East Riverside Drive. In addition to a circa 1957 single-family residence (building A), the property consists of a detached garage (building B), two hay shelters (buildings C), wood fencing, long rows of feeding trough fencing and bins and a long row of corrugated metal sun shelters. All additional buildings and structures on the property appear to have been built after 1980 and are therefore less than 45 years of age. There is also a single-family residence constructed in circa 1976 and a square building, of unknown use, on the northern side of the property. The topography of the area is generally flat.

(continued page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single-family Property; HP33 Farm/Ranch; HP4 Ancillary Building

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

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

P5b. Description of Photo: (view, date, accession #) View looking northeast at the façade of Building A. View taken on September 8, 2006.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
circa 1957

***P7. Owner and Address:**
L & F Properties North LP
5460 Dover Street
Chino, CA 91710

***P8. Recorded by:** Name, affiliation, and address)
Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

***P9. Date Recorded:** September 9, 2006

***P10. Survey Type:** (Describe)
☒ Intensive
☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Environmental Impact Report for the Proposed "Rich Haven" Specific Plan, Ontario, San Bernardino County (MBA, 2006)

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

B1. Historic Name: unknown
B2. Common Name: Northview Dairy
B3. Original Use: Farm B4. Present Use: Dairy farm
***B5. Architectural Style** Minimal Traditional style
Construction History: The only building on the property which appears to be over 45 years old is a single-family residence. No building permits could be found for the evaluated building. Therefore, the original date of construction of the evaluated building is unknown. According to a 1955 aerial photo of the property, the building did not exist at that time. Thus, it is likely that the
***B6.** building was constructed in the late 1950s due to its minimal traditional style.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** In addition to the circa 1957 single-family residence, there is a circa 1980s detached three car garage, two circa 1980s hay shelters, a circa 1976 single-family residence and a square building, of unknown use, on the evaluated property.

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Post 1950 Dairy Farms **Area** Ontario area, San Bernardino County
Period of Significance: 1935-1960 **Property Type:** Single-family residence for a Dairy Farm **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was assessed under the four criteria of the California Register of Historical Resources (CRHR): Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Criterion 2 for its association with the lives of persons important to local, California, or national history; Criterion 3 for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion 4 for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. **The building does not appear to be a significant property for the purposes of theCalifornia Register of Historical Resources** (see evaluation on page 7).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP33 Farm/Ranch; HP4 Ancillary Building
***B12. References:** (see page 5)

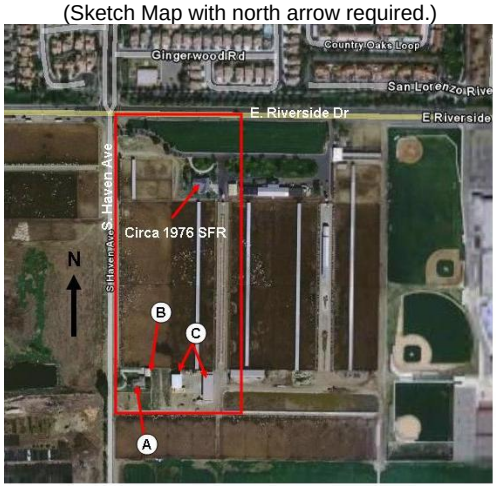
B13. Remarks: none

***B14. Evaluator:** Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

***Date of Evaluation:** September 12, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Red box indicates evaluated property. Building "A" is the evaluated circa 1957 single-family residence, building "B" is the circa 1980s detached garage and building "C" is the circa 1980s hay shelters. (2006 Ontario aerial map courtesy of GoogleEarth)

*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

***P3a. Description:** (continued from page 1)

Building A is a single-family residence that was constructed in circa 1957 in the Minimal Traditional style. It is located on the west side of the parcel and faces west. It is a one-story, modified L-shaped plan building. The principal façade is asymmetrical and has 3 bays. The exterior is clad in smooth stucco with horizontal wood board siding below the façade windows. It is covered by a moderately-pitched, hipped roof with closed eaves made of composition shingles. The house has one red brick chimney located on the south elevation. There is a partial width porch on the façade that is sheltered by an extended principal roof. The steps and landing are concrete. The main entrance door consists of a plain unpainted varnished wood door. There is a secondary entrance on the north elevation that consists of a north facing entrance sheltered by a wide extended principal roof. The roof is supported by squared wooden posts with upper curved wooden brackets and red brick cladding on the base. The steps and landing are concrete and the entrance door is a wood paneled door with four upper glass panes. A third entrance is located near the north elevation and faces west. It is located within the north elevation porch and the entrance door is a wood paneled door. There are six windows on the façade. They are asymmetrically spaced and consist of five vinyl sash double-hung windows and one wood sash picture window. Windows on the other elevations are also vinyl sash double-hung windows. Decorative elements of this house include decorative wood shutters and a narrow rectangular wood vent underneath the façade gable pitch. Other features associated with the building include a concrete driveway which leads to the circa 1980s detached garage and a curved driveway which leads from the street side to the south side of the main concrete driveway. A concrete block wall borders the south side of the property. Landscaping elements include several mature trees (including juniper trees), shrubs and a front lawn.

Alterations to the building include replaced windows, doors and the possible replacement of the north elevation wood porch supports. The condition of the building is excellent.

Character defining features of this Minimal Traditional residence are as follows:

- Moderately pitched hipped roof
- Smooth stucco cladding with horizontal wood board siding below the façade windows
- Decorative wood shutters flanking a façade window
- Narrow rectangular wood vent below the façade gable pitch
- Porch supports with decorative brackets

Building B is a circa 1980s detached three car garage with corrugate metal exterior cladding and a front gabled roof clad with corrugated metal. It has three bays with three roll up type garage doors.

Buildings C are two hay shelters constructed in circa 1980s, each having one open side that has an exterior clad with corrugated metal cladding and a shed roof clad with corrugated metal.

Additional Structures on the property include wood fencing, long rows of feeding trough fencing and bins, and a long row of corrugated metal sun shelters. All of these features appear to have been constructed in circa 1980.

B10. Significance: (continued from page 2)

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario, California, was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881 which they intended to subdivide into small fruit farms. The Chaffeys purchased an additional 6,000 acres that would become the cities of Ontario and Upland. One of the keys to the Chaffeys success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

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

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

Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company (now Sunkist Growers, Inc.), which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed the culls into juice and cattle feed.

Population swelled in Ontario in the 1950s. Ten-acre orange groves in town were torn out by the owners and filled with homes. The construction boom was led by the California National Guard Armory at John Galvin Park. In 1952, over $14,000,000 was spent on construction, $11,000,000 of which was spent on 642 new single-family homes in 4 new subdivisions. In 1959, Ontario began to develop new areas to the east and south, including the Ontario Industrial Park, east of Campus Avenue between Mission Avenue and the Pomona Freeway. And by the mid-twentieth century, Ontario was a leading dairy community in the state of California.

The evaluated property was first developed in circa 1956-57 with the construction of a single-family residence. The area then consisted mainly of vacant land with a scattering of a few farms. Not long after the residence was completed, two buildings (most probably barns) appear to have been constructed near the northwest corner of the property. The two buildings are shown on a 1972 aerial photograph of the area, but the buildings appear to have been demolished according to a 1991 aerial photograph in the circa 1980s when the farm was expanding in its dairy production under new ownership. Also, an additional single-family residence was constructed in circa 1976, just east of the buildings, most probably for a family member or hired hand to help in the operations of the farm.

It is likely that the property was originally intended to be used as a dairy farm. However, due to lack of documentation it is difficult to determine if the property was used specifically for dairying. The owner of the property at the time of construction of the evaluated building is unknown. According to San Bernardino tax assessor records, in 1976 Frank and Lois Hilarides purchased the property. It is likely that the Hilarides began to establish a large scale dairy farm on the property at that time. A majority of the buildings associated with the current dairy farm do not appear to have been built until after 1980 which is late in the history of dairying in Ontario.

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

3. Post-1950 - Scientific, Large Capacity Dairies

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

(continued page 5)

B10. Significance: (continued from page 4)

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

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

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

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

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

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

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

The property will also have many other dairy facilities associated with the operation such as pole structures, silos, bins, stalls, etc. These resources are laid out behind the milking parlor and residences and are aligned in a geometrically spaced fashion; either perpendicular or parallel to the milking parlor. The pole structures are long and narrow rectangular structures. The number of pole structures and associated farming equipment may reflect the size and productivity of the dairy operation. Behind the pole structures there is a large expanse of open space that is used for the production of feed and the processing of manure. Many of the dairy properties from the era have signs in front of their operations exhibiting the Dairy Association that they are connected with. (continued page 6)

B10. Significance: (continued from page 5)

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

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

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

The current name of the evaluated dairy farm is the Northview Dairy and it is likely that this is the original name of the farm. By the time that Northview Dairy became firmly established in the 1980s, a large residential development was completed north of the evaluated property. In 1998, the property was purchased by L & F Properties North LP. It continues to be used for dairy farming.

Minimal Traditional Style

The evaluated property has a single-family residence (building A) constructed in the minimal traditional Ranch Style. This style is representative of the buildings that were constructed during the depression and prior to 1960 and exhibit minimal decoration. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses was a reflection of the country's increasing dependence on the automobile.

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

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

(continued page 7)

B10. Significance: (continued from page 6)

Integrity Statement

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

The evaluated building has retained its original location; it has not been moved.

Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the resulting strict regulations that were created as a result of the suburban growth. However, when the evaluated building was constructed, the area still consisted mainly of vacant land and a scattering of farms. By the 1960s, numerous dairy farms were established in the vicinity of the subject property. A large housing development was constructed north of the subject property in 1978. And in the 1980s the farm was expanded from a small to a much larger operational dairy farm. Thus, the setting, feel and association have been somewhat compromised.

The property originally contained, in addition to the evaluated building, two buildings (probably barns), which were located near the northwest corner of the property. The buildings were likely demolished in the circa 1980s when the property was expanding into a much larger dairy operation. After the property was purchased in 1976, a large scale dairy farm was established. Two hay barns, a three-car detached garage and several rows of cattle fences and feeding troughs were constructed during the 1980s. The single-family residence (building A) was constructed in circa 1957 in the Minimal Traditional style. It has retained some of its character defining features including a moderately-pitched hipped roof, smooth stucco siding, horizontal wood board siding below the façade windows, decorative wood shutters on the façade and a narrow rectangular wood vent below the façade gable pitch. The building has been altered with the replacement of the windows, doors and the possible replacement of the north elevation wood porch supports. Thus due to the alterations to the residence and the demolition of the two original barns, the design, material and workmanship have been compromised.

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

California Register Eligibility Evaluation

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

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. A single-family residence and two other buildings (most probably barns) were constructed in circa 1957 on a 17.71 acre property. It is likely that the intention of the owner was to establish a dairy farm on the property. Due to lack of documentation, it is difficult to confirm whether the property was used solely for dairying. By the time the initial farm was established in circa 1957, the dairy industry in Ontario had reached a plateau. Then in 1976, Frank and Lois Hilarides purchased the property and constructed several dairying buildings, establishing by the mid-1880s, a large scale dairy business. Due to the late establishment of this property as a diary farm, it does not appear to fit into a distinct phase of dairying in Ontario. And no documentation could be found to show that the property contributed to the development of the overall diary industry in Ontario or was important to the history of Ontario, the state or national level. **Therefore, it does not appear to qualify for the CRHR under Criterion 1.**

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. Research did not uncover the name of the original owner of the evaluated property. Frank and Lois Hilarides purchased the property in 1976 and it is currently owned by L & F Properties North LP. However, no documentation could be found to show that anyone of significance to the history of Ontario, the state or nation was associated with the property. **Therefore, it does not appear to qualify for the CRHR under Criterion 2.**

(continued page 8)

*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

B10. Significance: (continued from page 7)

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated property was established in circa 1957 with the construction of a single-family residence and two buildings (most likely barns). The two buildings were demolished sometime in the 1980s as the farm was expanding into a large scale diary operation. The single-family residence was constructed in circa 1957 in the Minimal Traditional style. It has retained some of its character defining features including a moderately pitched hipped roof, smooth stucco siding, horizontal wood board siding below the façade windows, decorative wood shutters on the façade and a narrow rectangular wood vent below the façade gable pitch. The building has been altered with the replacement of the windows, doors and the possible replacement of the north elevation wood porch supports. Due to the alterations, it has lost much of its integrity as an example of the Minimal Traditional style. The architect or builder of the evaluated building is unknown and building is most likely not the work of a master. Also, this building appears to simply be one of several post 1950 single-family residences in the area. **Therefore, it does not appear to qualify for the CRHR under Criterion 3**.

Finally, the primary building was evaluated against Criterion 4 of the California Register to determine whether it yielded, or may be likely to yield, information important in prehistory or history. Typically, for a building to meet this criterion, it has to be the principal source of information. This is not the case with this building. **Therefore, it does not appear to qualify for the CRHR under Criterion 4.**

B12. References: (continued from page 2)

County of San Bernardino Flood Control Planning Division (historical aerial photographs).
Los Angeles Public Library Central Branch (1930s-1960s Ontario and Pomona City Directories)
Ontario City Library Robert E. Ellingwood Model Colony History Room (1930s-1980s Ontario and Pomona City Directories)
San Bernardino County Assessor's Office (property information).
www.googleearth.com (2006 Ontario aerial map).
www.topozone.com (1979 Ontario topography map).

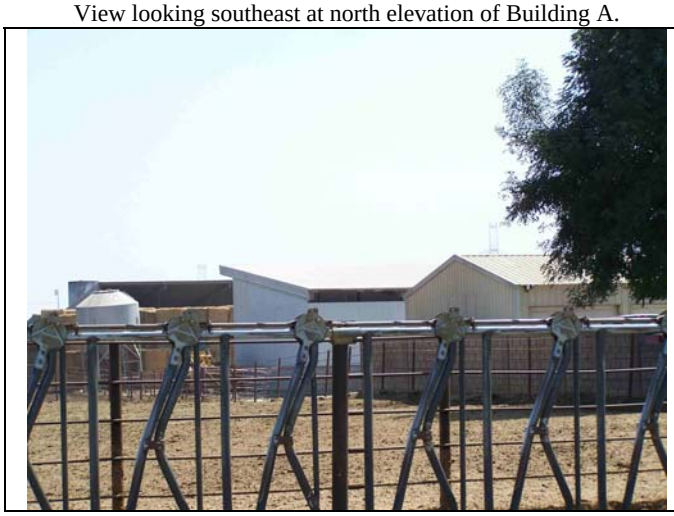
*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

View looking northeast at south elevation of Building A.

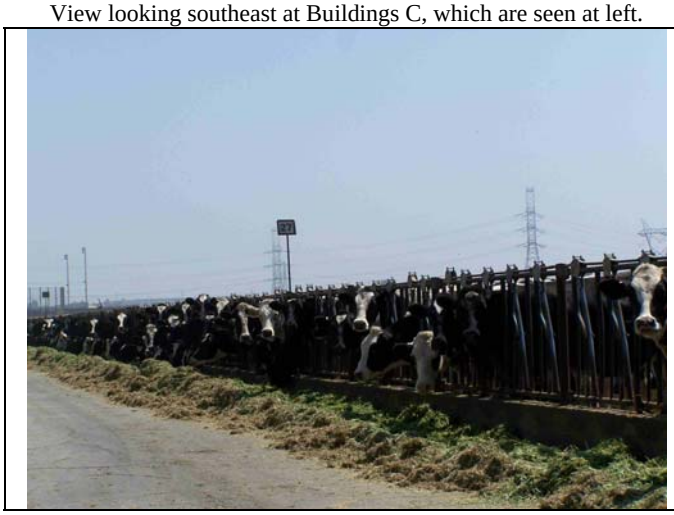
View looking southeast at north elevation of Building A.

View looking southeast at Building B.



View looking southeast at Buildings C, which are seen at left.

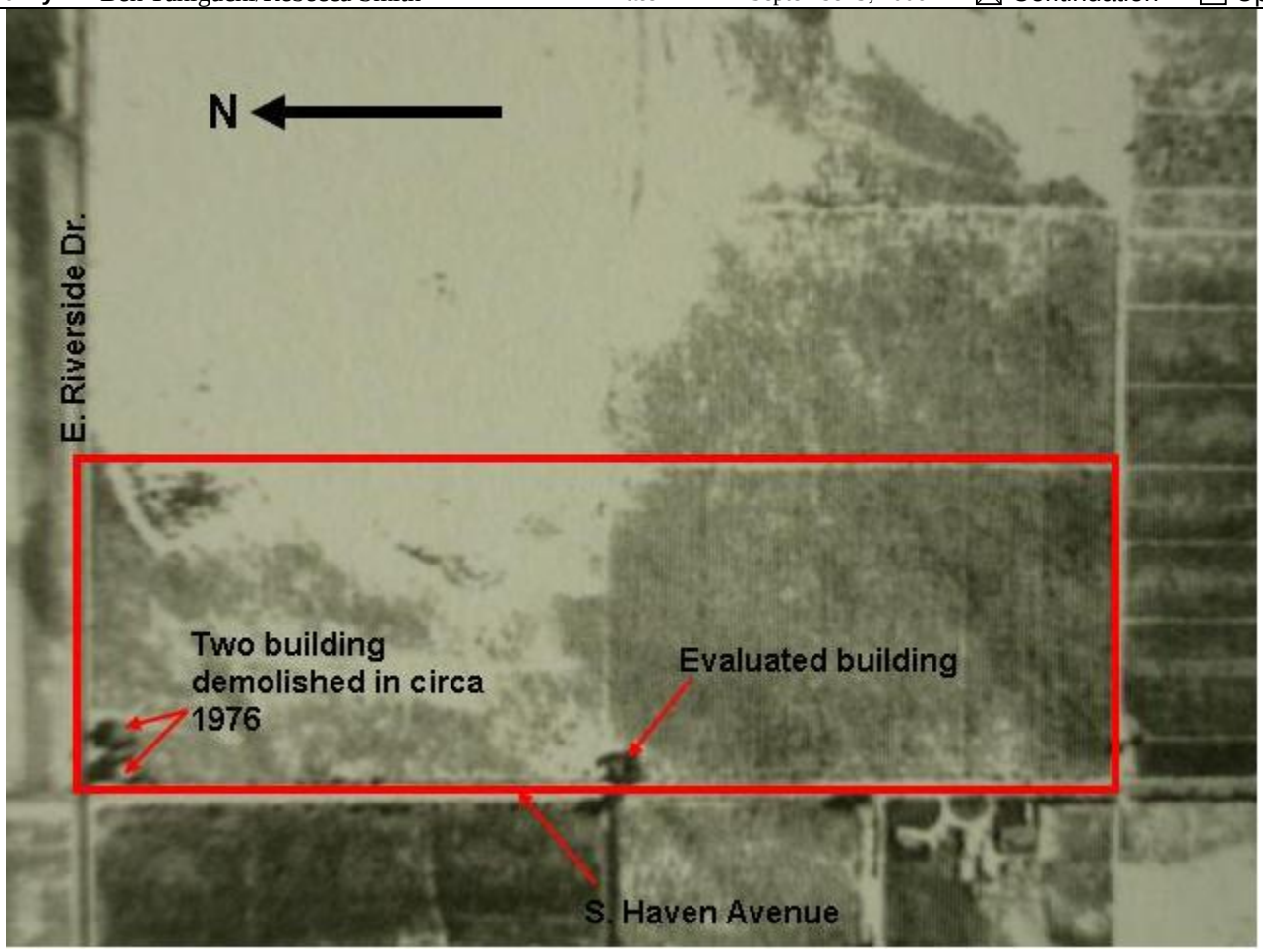
View looking northeast at cattle fences and sun shelter structure seen in background.



View looking southeast at cattle fences near southern edge of property.

*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update



Red box indicated subject property as indicated on a 1972 aerial photograph of the property. (Image courtesy of the County of San Bernardino Flood Control Planning Division).

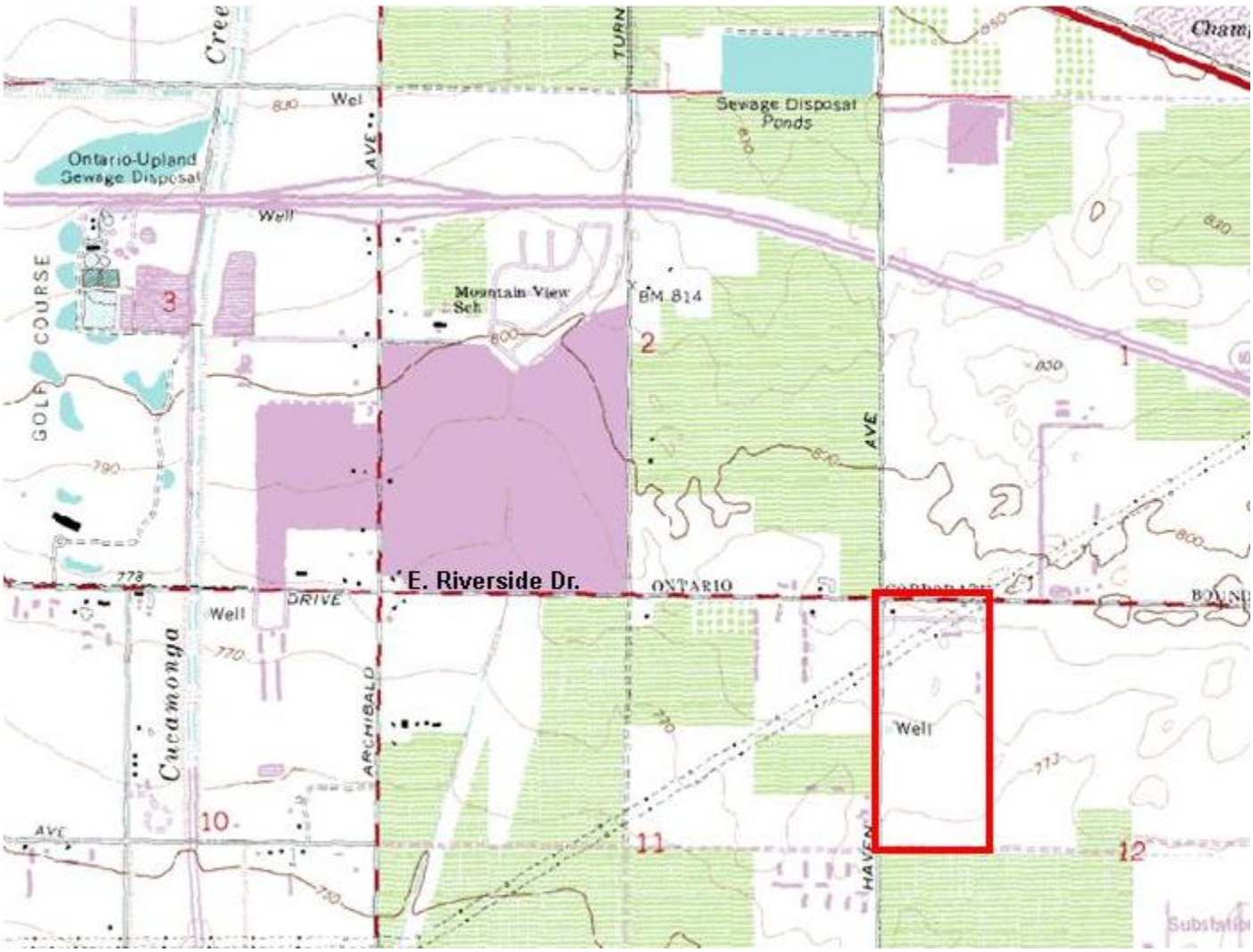
State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # P-36-012621
HRI
Trinomial

*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

*Map Name: Ontario *Scale: 1:50,000 *Date of Map: 1979



Map courtesy of Topozone.

SKETCH MAP

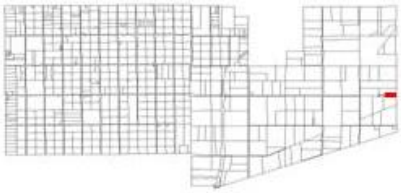
*Resource Name or # (Assigned by recorder) 10513 East Riverside Drive, Ontario, CA 91761

*Drawn By: *Date:

Building A: Circa 1956 single-family residence
Building B: Circa 1980s detach three car garage
Buildings C: Circa 1980s hay shelters

GalvinPreservationAssociates
GPA

GALVIN Preservation Associates
Historic Preservation Planning Company
1611 S Pacific Coast Hwy Ste 104
Redondo Beach, CA 90277
(310) 792-2690



PARCEL NO.
21816104
ADDRESS
10513 E Riverside Dr., Ontario, CA 91761

MAP NOT TO SCALE

N

NOTE: Include bar scale and north arrow.

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

PRIMARY RECORD

Primary # P#36-012622
HRI
Trinomial #
NRHP Status Code
Other Listings
Review Code Reviewer Date

***Resource Name or #** (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County** San Bernardino

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

***b. USGS 7.5' Quad** Guasti, CA **Date** 1979 **T** 2S **;R** 7W; W **¼of** NW **¼ of Sec** 12; SB **B.M.**

c. Address 13751 South Haven Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources)

Zone 11S ; 0446820, 0447237, 0447235, 0446823 mE/ 3762784,3762782, 3762386, 3762383 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 21821102

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

Parcel no.21821102 consists of 38.99 acres and includes twelve buildings and structures, and twenty-seven animal pens/barns/shelters. It is located on the east side of South Haven Avenue and North of Edison Avenue. It also encompasses parcels 21821105 and 21821101, both which appear to be used primarily for animal grazing. All buildings are confined to parcel 21821102. This property is an animal farm that primarily raises hogs and a few goats, which are all raised in pens. In addition to the residences and support buildings, the entire property appears to be enclosed with a wood post fence and there is a metal arch entrance that reads "Standard Feeding Co." The layout of the property consists of a wide center dirt driveway flanked on both sides by the ranch buildings. The driveway then leads to the rear of the property where the pens are located. The topography of the area is generally flat.

(continued page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single-family residence, HP4 Ancillary Building, HP33 Farm/Ranch.

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

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

P5b. Description of Photo: (view, date, accession #) View looking east at dirt driveway leading to buildings M (hog pens). on evaluated property. View taken on September 8, 2006

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1947-San Bernardino County Assessor

***P7. Owner and Address:**
RWT Preserve Holdings LLC
4100 Newport Place Drive #800
Newport Beach, CA 92660

***P8. Recorded by:** Name, affiliation, and address)
Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

***P9. Date Recorded:** September 9, 2006

***P10. Survey Type:** (Describe)
☒ Intensive
☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Environmental Impact Report for the Proposed "Rich Have" Specific Plan, Ontario, San Bernardino County (MBA, 1006).

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

B1. Historic Name: Standard Feeding Company
B2. Common Name: Standard Feeding Company
B3. Original Use: hog ranch B4. Present Use: same
***B5. Architectural Style** Minimal Traditional style and vernacular ranch buildings
Construction History: According to the San Bernardino County Assessor, the original core buildings were constructed in 1947. No
***B6.** building permits could be found.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** In addition to three single-family residences, there are ten additional buildings and structures on the property that consist of garages, sheds, a livestock sun shade and twenty-seven pens.

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Hog ranches **Area** Ontario Area, San Bernardino County
Period of Significance: 1945-present **Property Type:** hog ranch **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was assessed under the four criteria of the California Register of Historical Resources (CRHR): Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Criterion 2 for its association with the lives of persons important to local, California, or national history; Criterion 3 for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion 4 for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. **The building does not appear to be a significant property for the purposes of theCalifornia Register of Historical Resources** (see evaluation on page 6).

(continued page 5)

B11. Additional Resource Attributes: (List attributes and codes) HP4 Ancillary Building, HP33 Farm/Ranch.
***B12. References:** (see page 6)

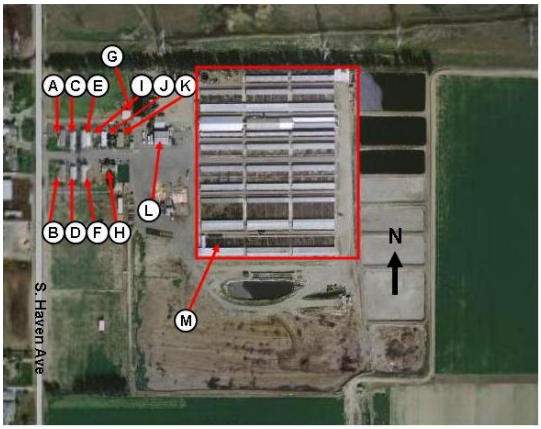
B13. Remarks: none

***B14. Evaluator:** Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

***Date of Evaluation:** September 11, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Red arrows points to the evaluated buildings. Red box indicates buildings M. (2006 Ontario aerial map courtesy of Google Earth).

*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

***P3a. Description:** (continued from page 1)

Buildings A and B are identical single-family residences that were constructed in 1947 in the Minimal Traditional style. These are located directly across the dirt driveway from each other on the western edge of the parcel along South Haven Avenue. They face west, but their primary entrances face south. They are single-story, L-shaped plans with timber-frames. The principal elevations are symmetrical and there are two vertical divisions. The exterior is clad in smooth stucco. They are covered by moderately pitched, cross gabled roofs made of rolled composition material. Each house has a south facing entry porch with a secondary gabled roof made of rolled composition supported by plain wooden posts. The main entrance is located under these porches on the south elevation and consists of unidentifiable wood doors obscured by metal security doors. Other entrances are located on the west elevation, also facing south and accessed by concrete steps. These doors are replaced wood and glazed doors. There are four windows on the primary elevation. They are symmetrically spaced and consist of four replacement aluminum sash, double-hung and sliding windows. Other windows throughout the house consist of replacement aluminum sliding and double-hung windows. Landscaping elements include the white wood fence, flat grass lawns, fruit trees, and flower borders. The condition of the buildings is good. Alterations to the buildings include the replacement of windows and doors

Buildings C and D are garages constructed in 1947. They are located directly east of both of the single-family residences and both face south. They are one-story simple rectangular plans with timber frames. The principal façade is symmetrical and has two bays. The exterior is clad in corrugated metal siding. They are covered by a moderately-pitched, front gabled roofs made of corrugated metal. The main entrance is located on the south elevations. Building C has contemporary aluminum roll-up doors. Building D has two corrugated metal swing doors that open from the center. The condition of the buildings is fair.

Building E is a rectangular building constructed in circa 1947. It is located east of building C, the garage, and appears to face east. Its use is not known. It is situated on a north/south axis. The exterior is clad in corrugated metal siding with a metal gable roof. There are aluminum sliding windows on the west elevation that appear to be symmetrically spaced. This appears to be a prefabricated building. Extending from the east side of the gabled roof is a shed roof running the length of the building. This shed roof is supported by metal poles, has a fascia board and is covered with an unknown material. This shed roof protects a trailer or single width mobile home.

Building F is a rectangular building, construction date is likely 1947. It is located east of building D, the garage, and appears to face east. Its use is not known. It is situated on a north/south axis. The exterior is clad in corrugated metal siding with a metal gable roof. There are aluminum sliding windows on the west elevation. This appears to be a prefabricated building.

Building G is located northeast of building K and consists of a livestock sun shade with a flat roof clad with corrugated metal sheets. The shelter is supported by round metal posts. The shelter appears to be used to house goats.

Building I is located east of building E and is situated on a north/south axis. It is a shed roof supported by metal poles that covers a single width mobile home. Date unknown.

Building H is a single-family residence that was constructed in 1947 in the Minimal Traditional style. It is located east of buildings B, D and F and is situated on an east/west axis and faces south. It is a one-story, box plan. The principal façade is asymmetrical and has three vertical divisions. The exterior is clad in smooth stucco. It is covered by a low-pitched, cross gabled roof made of rolled composition material. There are two porches. The opening located on the southwest corner of the primary elevation is the main entrance, and is a notched cutout of the corner, covered by the primary roof and supported by wood posts. The opposite corner, southeast, also appears to be another notched cutout corner, but is covered by a shed roof attached to the primary roof. This appears to be an alteration and may have been another entrance at some point. The main entrance is located on the southwest corner and is obscured. There appears to be two symmetrically spaced aluminum replacement sliding windows on the west elevation. The condition of the building appears to be fair. Visible alterations include the shed roof addition on the southeast corner and the replacement windows.

Building J is small outbuilding east of building I. It is a small gable roof building. It appears to be some type of support building for the mobile homes located in the immediate vicinity. Condition is unclear.

Building K is located east of building J and is a contemporary double-width mobile home.

(continued page 4)

*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

***P3a. Description:** (continued from page 3)

Building L is located east of building K and is a contemporary, circa 1990, large commercial-type garage with three bays large enough for a tractor trailer.

Buildings M are located east of the cluster of single family residences and support buildings on an east/west axis. They appear to consist of several long and low barns of small animal pens in rows of three. They are primarily constructed of wood with low-pitched gable roofs. These buildings were likely constructed during the 1990s. There is a small square building, of unknown use, on the northeast corner of the property that appears to have been constructed at the same time as the pens. Located within this cluster of pens are some slightly larger structures that appear to be feed storage. The condition of these pens is unclear, but they appear to still be in use. There are goats in several of the open fields.

***B10. Significance:** (continued from page 2)

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario, California, was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881 which they intended to subdivide into small fruit farms. The Chaffeys purchased an additional 6,000 acres that would become the cities of Ontario and Upland. One of the keys to the Chaffeys success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

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

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

Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company (now Sunkist Growers, Inc.), which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed the culls into juice and cattle feed.

Population swelled in Ontario in the 1950s. Ten-acre orange groves in town were 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. And by the mid-twentieth century, Ontario was a leading dairy community in the state of California.

In 1947, the 38.99 acre evaluated property was developed to house a hog farm for the Standard Feeding Company, which was founded by Lester J. Scritsmier. Lester resided in nearby Pomona and, in addition to his Ontario ranch, he ran a livestock farm, the Pomona Feeding Company, from around the 1950s to around the early 1960s. Three modest single-family residences, which were most likely constructed to house workers, were constructed on the property along with two garage buildings, sheds and several rows of pens to house the hogs. It is very probable that this was the first hog ranch in the area.

His younger brother, Victor L., had been a hog rancher in Ontario during the late 1930s and early 1940s. They were born in the state of Wisconsin and arrived in Southern California with their parents around 1920. Their father Henry H. was a realtor by trade and thus it is unlikely that the brothers had an extensive background in hog ranching prior to arriving in California. It is unclear why Victor decided to venture in hog raising in Ontario when at the time the dominant industry of the city was citrus.

In 1937, Victor, along with other investors, decided to put up $60,000 towards creating an 80 acre hog ranch capable of holding 10,000 swine. Los Angeles County had at the time imposed strict regulations on swine ranches and thus many ranchers moved their operation to less restricted counties such as San Bernardino and Orange counties. The area that Victor chose in Ontario was the Mountain View Ranching District. The district consisted mainly of grape farms. Local farmers and citizens began to voice their opposition towards the creation of the ranch, citing that the creation of the hog farm would ruin their grapes. By June of 1937, 600 local ranchers had filed protests against the creation of the ranch. The opponents were eventually joined by the Mountain View Women's Club and 6,400 local women who had the backing of the fifth district of the California Congress of Parents and Teachers. On September 10, in response to the protests, San Bernardino County created an ordinance which prohibited the operation of hog ranches in agricultural areas in the county. Due to this setback, it is likely that Victor was forced to establish his hog ranch in a less populated area in the unincorporated area of San Bernardino County, just south of Ontario. However after 1940, it is likely that Victor no longer had a ranch.

When Lester established the Standard Feeding Company in Ontario in 1947, Ontario consisted mainly of vacant land with a scattering of farms. Around this time, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties due to the growth of suburbs and the strict regulations that were created as a result of the suburban growth. By the 1960s,

(continued page 6)

***B10. Significance:** (continued from page 5)

numerous dairy farms were established in the vicinity of the hog ranch. The growth of the dairy industry may have been one of the contributing factors that inhibited the growth of hog ranches in the area. Thus, it is likely that this ranch was one of a few hog ranches that existed in the area.

Starting in the late 1970s, residential developments in areas outside of the downtown core area of Ontario began to be constructed. A large residential development was created north of the hog ranch in 1978 and more residential development followed in the '80s and '90s. After Lester Scritsmier's death in 1985, the property was acquired by his wife Margaret. In 1987, Sandra Scritsmier, acquired the property and in 2005 the property was sold to RWT Preserve Holdings. The property is still being operated as a hog ranch.

The evaluated hog ranch, which covers nearly 40 acres, is not typical in terms of its size. Depending on the area in which a ranch was established, it is likely that a typical hog ranch at the time would have been twice the size as the evaluated ranch. Thus, it is likely that the ranch had half the amount of hogs as compared to a typical ranch of that period. In the past 30 years, Intensive Piggeries have replaced the traditional family run swine ranches. A hog ranch of this type maximized the use of space by keeping the hogs confined in cramped sow stalls that only gave them enough room to stand up. A large number of swine could be raised as compared to ranches that used open fields or pens which did not fully maximize available space. Thus, in the past two decades, numerous traditional family-run hog and pig farms have closed as the result of the increased number of Intensive Piggeries, which are usually run by corporations.

Minimal Traditional Style

The evaluated property has two single-family residences (buildings A & B) constructed in the minimal traditional Ranch Style. This style is representative of the buildings that were constructed during the depression and prior to 1960 and exhibit minimal decoration. The Ranch style of architecture originated in the mid-1930s in California. It gained in popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period in California, the popularity of the "rambling" Ranch houses was a reflection of the country's increasing dependence on the automobile.

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

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

Integrity Statement

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

The hog ranch has retained its original location; it has not been moved.

When the evaluated property was developed in 1947, the area consisted largely of vacant land with a scattering of farms. Starting in the late 1940s, the area began to change as numerous dairy farmers were relocating to the area from Los Angeles and Orange counties, due to the growth of suburbs and the strict regulations that were created as a result of the suburban growth. By the 1960s, numerous dairy farms had been established in the vicinity of the hog ranch. A large housing development was also constructed north of the subject property in 1978. And currently multiple residential subdivisions and strip malls are being constructed throughout the Ontario area. Thus the setting, feel and association have been compromised.

(continued page 7)

***B10. Significance:** (continued from page 6)

The evaluated property retains most of its original buildings including three single-family residences, two garages and sheds. However in the circa 1990s, the hog pens were replaced with new pens. Also, alterations and replacement materials have been applied to most of the buildings on the property. Thus the design, material and workmanship have been somewhat compromised.

The integrity of the evaluated property is good to fair. The condition of the evaluated property is good.

California Register Eligibility Evaluation

The subject property was evaluated against under the four criteria of the California Register which is outlined in Pub. Res. Code §5024.1, Title 14 CCR, Chapter 11.5, Section 4852 for inclusion in the California Register of Historical Resources (CRHR). It was determined that the subject property does not meet the criteria for the California Register under the context of hog ranch properties in Ontario, as the property does not appear to be significant to the agricultural development of the Ontario area, and the property as a whole has lost integrity due to alterations to its buildings and the replacement of the original hog pins in the 1990s. Following is a discussion of how that determination was made:

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The Standard Feeding Company was founded in 1947 and it is likely that it was the first hog ranch in the Ontario area. The company was founded by Lester J. Scritsmier. His younger brother Victor L. had been unsuccessful in starting a hog ranch in the Mountain View Ranch district of the city of Ontario. He had met with heavy opposition from local farmers and citizens and was forced to look elsewhere. At about the time that the Standard Feeding Company started, the city and the entire county of San Bernardino was being transformed from a mainly citrus growing area to dairy area because of the growth of suburbs in Los Angeles and Orange County. Due to strict regulations imposed on the dairy farms as a result of suburban growth, numerous dairy farms transferred their operations to San Bernardino County. Thus by the 1960s, numerous dairies had been established in the vicinity of the hog ranch. The growth of the dairy industry may have been one of the contributing factors that inhibited the growth of hog ranches in the area. No documentation could be found to show that the hog ranch had been significant in the area's agricultural development, nor did it have an impact on the residential or commercial development of the area. **Therefore, it does not appear to qualify for the CRHR under Criterion 1.**

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. When the Standard Feeding Company was established on the evaluated property in 1947, the owner was Lester J. Scritsmier. The property was transferred to his wife Margaret after his death in 1985. No research could be found to indicate that Lester J. Scritsmier or anyone in his family was a significant figure to the history or development of the city of Ontario, the state or in the nation. **Therefore, it does not appear to qualify for the CRHR under Criterion 2.**

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The forty-acre subject property contains a hog ranch that consists of three single-family residences, which were likely used as workman's housing, and associated garages, sheds and several rows of pens to house hogs. The layout of the ranch consisted of workman's homes located towards the front of the property and sheds, barns and pens in the rear of the property. When compared to other hog ranches of the same era, the Standard Feeding Company is a scaled down version of a typical hog ranch, which was likely on average twice the size of the evaluated property. And even though there is quite a bit of original fabric left on the ranch, there does not appear to be any buildings or structures possessing high artistic values. There have been several alterations made to most of the buildings on the property with replacement materials and the original hog pens were replaced in 1990s. Additionally, no architect or builder name could be found to be associated with this property and it is most likely not the work of a master. **Therefore, it does not appear to qualify for the CRHR under Criterion 3**.

The property was considered for Criterion 4 for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. **Therefore, it does not appear to qualify for the CRHR under Criterion 4.**

In summary, the subject property does not appear to qualify for the CRHR. Therefore, the subject property is not a historical resource for the purposes of CEQA. It was not assessed for National Register of Historic Places or local designation eligibility.

B12. References: (continued from page 2)

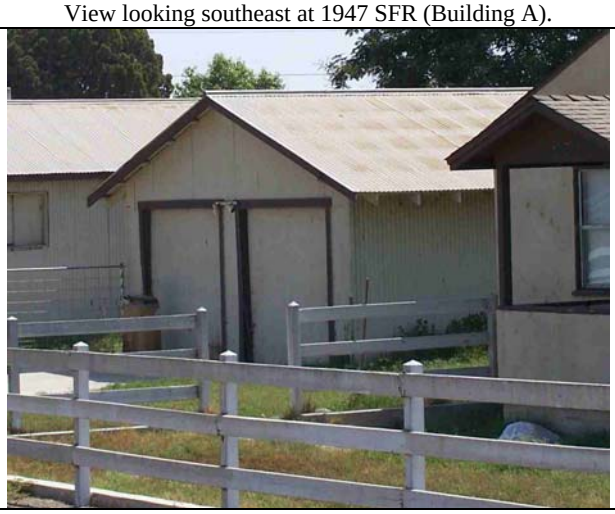
"Battle Looms Over Hog Farm." *Los Angeles Times*, 8 May 1937.
"Club Women File Formal Protests Against Hog Farm." *Los Angeles Times*, 16 June 1937.
County of San Bernardino Flood Control Planning Division (historical aerial photographs).
http://en.wikipedia.org (information on Intensive Piggeries).
"Law Proposed for Hog Farms." *Los Angeles Times*, 14 July 1937.
Los Angeles Public Library Central Branch (1930s-1960s Ontario and Pomona City Directories)
"Mountain View Wins Hog Fight." *Los Angeles Times*, 11 September 1937.
Ontario City Library Robert E. Ellingwood Model Colony History Room (1930s-1980s Ontario and Pomona City Directories)
San Bernardino County Assessor's Office (property information).
Swine Housing and Equipment Handbook. Ames, Iowa: Midwest Plan Service Iowa State University, 1964.
"Women Sighing Up Against Hog Farm." *Los Angeles Times*, 19 June 1937.
www.googleearth.com (2006 Ontario aerial map).
www.topozone.com (1979 Ontario topography map).
www.heritagequestionline.com (1910 and 1920 census information on Scritsmier family).

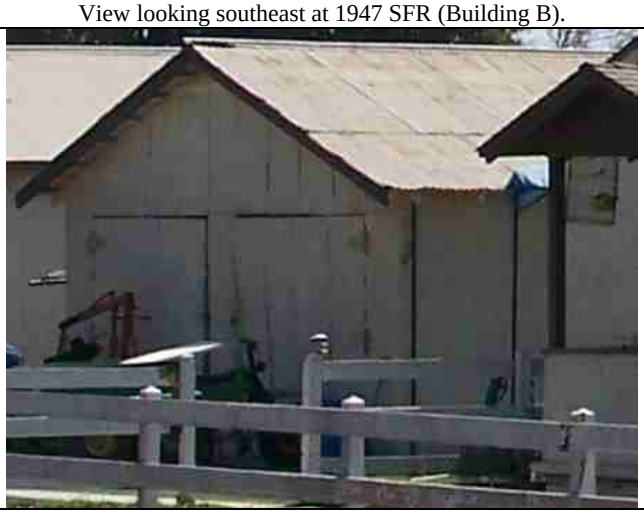
*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

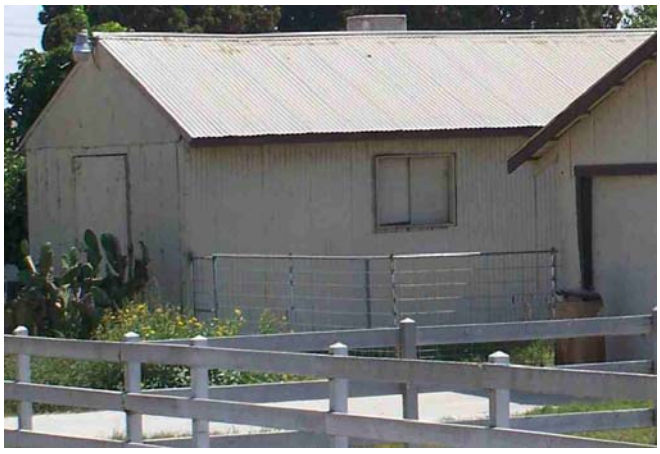
Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

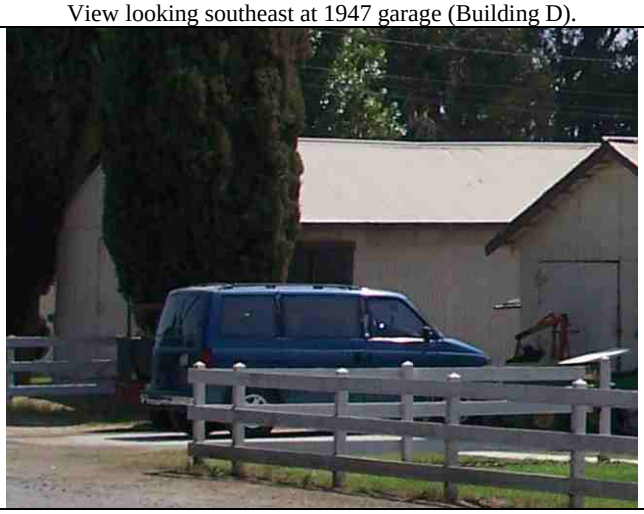

View looking southeast at 1947 SFR (Building A).


View looking southeast at 1947 SFR (Building B).


View looking southeast at 1947 garage (Building C).


View looking southeast at 1947 garage (Building D).


View looking southeast at 1947 building (Building E).


View looking southeast at 1947 building (Building F).

*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761
Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

View looking northeast at shelter (Building G).

View looking southeast at 1947 SFR (Building H).

View looking southeast at shed (Building I).

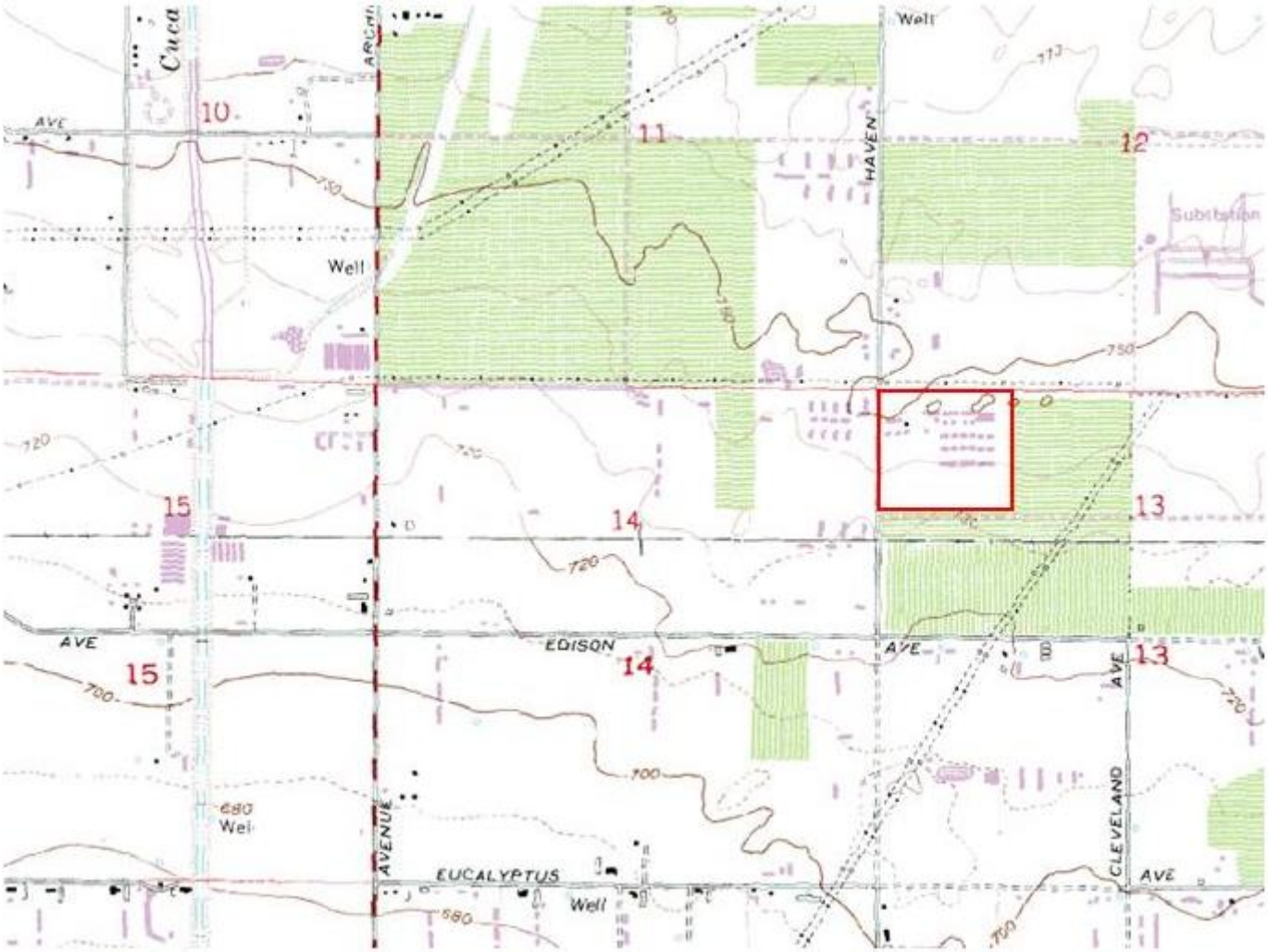
View looking northeast at, from left to right, buildings J-L. Note: Building J is obscured from view.

View looking southeast one of several hog pens (Buildings M).

Primary # P#36-012622
HRI
Trinomial

*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

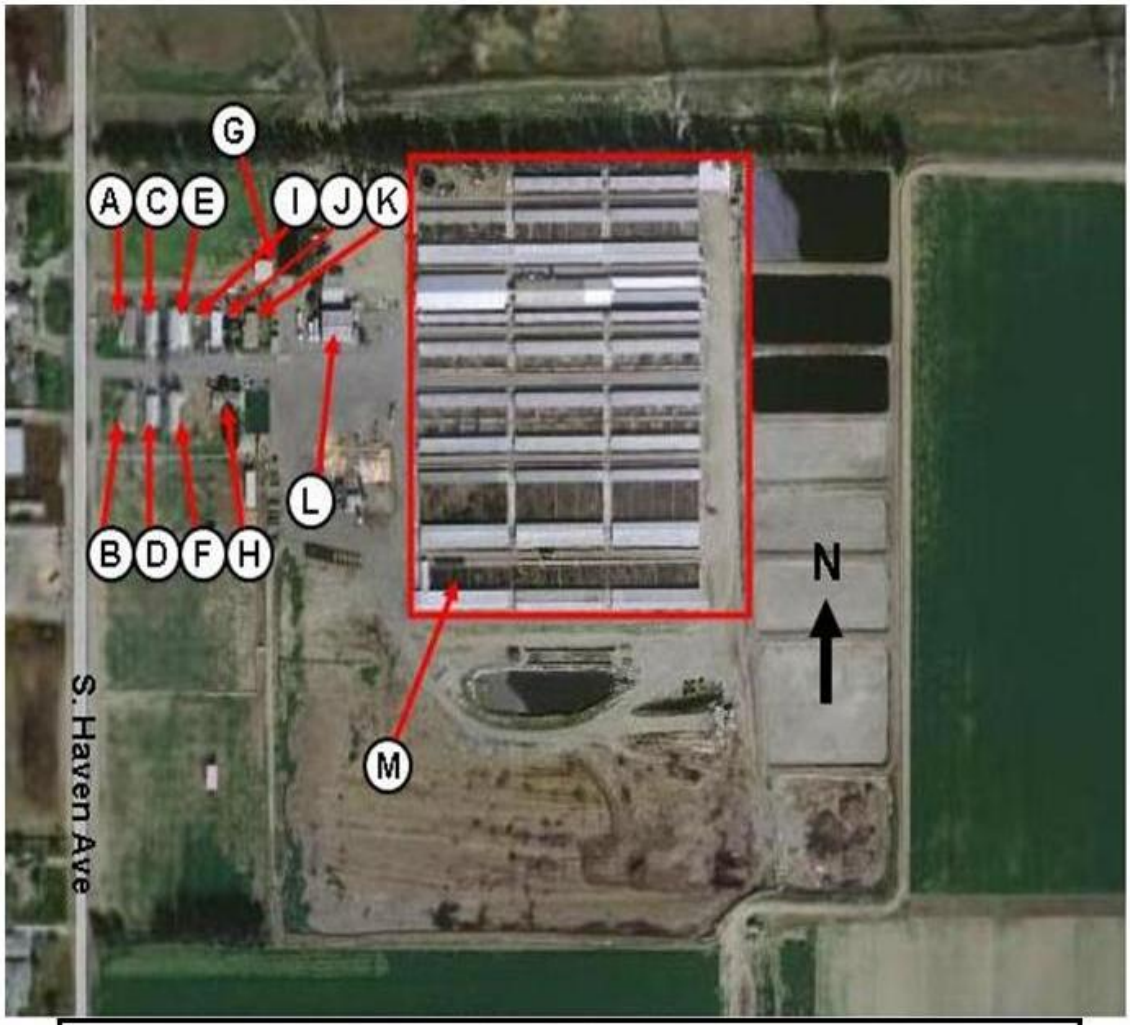
*Map Name: Ontario *Scale: 1:50,000 *Date of Map: 1979



Map courtesy of Topozone.

*Resource Name or # (Assigned by recorder) 13751 South Haven Avenue, Ontario, CA 91761

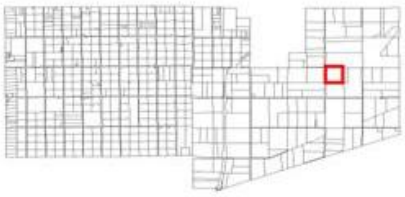
*Drawn By: Ben Taniguchi *Date: September 9, 2006



Building A: 1947 single-family residence	Building G: Livestock sun shade	Buildings M: hog pens
Building B: 1947 single-family residence	Building H: 1947 single-family residence	
Building C: 1947 garage	Building I: Shed roof (covering mobile home)	
Building D: 1947 garage	Building J: Small outbuilding	
Building E: 1947 (unknown use) building	Building K: Mobile home	
Building F: 1947 (unknown use) building	Building L: circa 1990 commercial style garage	

GalvinPreservationAssociates
G P A

GALVIN Preservation Associates
Historic Preservation Planning Company
1611 S Pacific Coast Hwy Ste 104
Redondo Beach, CA 90277
(310) 792-2690



PARCEL NO.
21821102
ADDRESS
13751 S. Haven Ave., Ontario, CA 91761

MAP NOT TO SCALE

NOTE: Include bar scale and north arrow.

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

PRIMARY RECORD

Primary # P#36-012623
HRI
Trinomial #
NRHP Status Code
Other Listings
Review Code Reviewer Date

***Resource Name or #** (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

P1. Other Identifier: 14100 Adams Street (prior to circa 1950), 11111 E. Edison Avenue

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County** San Bernardino

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

***b. USGS 7.5' Quad** Corona North, CA **Date** 1979 **T** 2S **;R** 7W; SE **¼of** NE **¼ of Sec** 13; SB **B.M.**

c. Address 14100 South Milliken Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources)

Zone 11S ; 0448395, 0448016 mE/ 3762012, 3762008 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 21821115

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

Parcel no. 21821115 consists of 3.08 acres and is located at 14100 Adams Street in the City of Ontario in San Bernardino County. Four buildings are located on the property, two barns and two single-family residences, and a tennis court is situated on the western end of the property. The property is located on the west side of South Milliken Avenue and is currently operating as a dairy farm. The property boundary is limited to the parcel itself. In addition to the houses and barns, the property contains wood and metal fencing, and dirt and concrete driveways. Adjacent to this property is a 18.20 acre parcel (no. 21825209) which is used for the dairy operation and contains cattle fencing with feeding troughs, two circa 2005 long corrugated metal hay shelters with a gabled roof supported by metal poles and a one-story single-family residence which appears to have been constructed in circa 1960 on the western end of the parcel. The majority of parcel 21825209 consists of an open field. The topography of the area is generally flat.

(continued page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single-family residence; HP33 Farm/Ranch; HP4 Ancillary Building.

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

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

P5b. Description of Photo: (view, date, accession #) View looking northwest at Building A. View taken on September 8, 2006.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1953-San Bernardino County Assessor

***P7. Owner and Address:**
Ronald and Kristine Pietersma Trust and Bidart Family Trust
PO Box 2500
Chino, CA 91708

***P8. Recorded by:** Name, affiliation, and address)
Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

***P9. Date Recorded:** September 9, 2006

***P10. Survey Type:** (Describe)
☒ Intensive
☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Environmental Impact Report for the Proposed "Rich Haven" Specific Plan, Ontario, San Bernardino County (MBA, 2006)

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

B1. Historic Name: Dykstra Brothers Dairy
B2. Common Name: unknown
B3. Original Use: Dairy farm B4. Present Use: same
***B5. Architectural Style** Minimal Traditional style and vernacular farm buildings
***B6. Construction History:** According to the San Bernardino County Assessor, the original core buildings were constructed in 1953. No building permits could be found.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** In addition to the two single-family residences and two barns, there is a tennis court on the western edge of the property.

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Post 1950 dairies **Area** Ontario Area, San Bernardino County
Period of Significance: 1953-1969 **Property Type:** Dairy farm **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was assessed under the four criteria of the California Register of Historical Resources (CRHR): Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Criterion 2 for its association with the lives of persons important to local, California, or national history; Criterion 3 for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion 4 for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. **The building does not appear to be a significant property for the purposes of theCalifornia Register of Historical Resources** (see evaluation on page 8).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP33 Farm/Ranch; HP4 Ancillary Building.
***B12. References:** (see page 8)

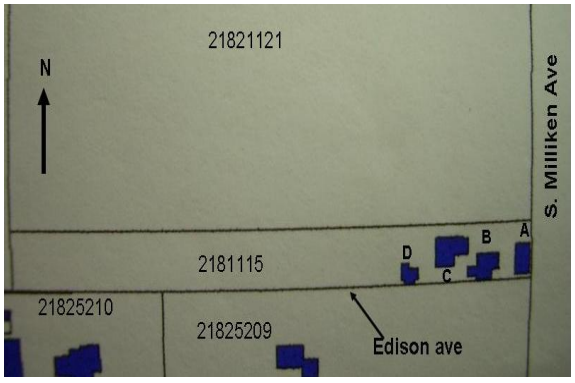
B13. Remarks: none

***B14. Evaluator:** Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

***Date of Evaluation:** September 12, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Letter "A" indicates 1953 barn, "B" indicates 1953 twin gabled barn, "C" indicates 1953 SFR and "D" indicates second SFR.

*Resource Name or # (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

***P3a. Description:** (continue from page 1)

Building A is a barn that was constructed in 1953 in the vernacular barn style and is located on the eastern border of the parcel and faces east. It is a one-story, simple box, timber framed barn. The principal façade is symmetrical and has one bay. The barn sits on a concrete foundation. The exterior wall is made of poured concrete with vertical board and batten wood siding at the top. It is covered by a moderately-pitched, front gable roof made of composition shingles. The main entrance is located slightly off center on the east elevation and consists of a tall plain wood sliding door. Other entrances are located on the south elevation and consist of four open stalls, which were likely used for hay storage. There appears to be two window openings on the north elevation with wood framing. The condition of the building is good.

Building B is a barn that was constructed in 1953 in the vernacular barn style. It is located west of Building A and faces south. It is a one-story, modified box plan, timber framed barn. The principal façade is symmetrical and has two bays. The barn sits on an unknown foundation. The exterior is clad with wood board and batten siding on the front gable sections, and what appears to be poured concrete walls on the side gable addition. It is covered by a moderately-pitched, double front gabled roof with a side gable roof made of corrugated metal. The main entrances are the two openings under the front gable ends. The condition of the building is fair. Alterations to the building include an addition to the west elevation of the building.

Building C is a single-family residence that was constructed in 1953 in the Minimal Traditional style. It is located to the west of Building B and faces south. It is a one-story house with an L-shaped plan. The principal façade is asymmetrical and has five bays. The building likely sits on a concrete foundation. The exterior is clad with smooth stucco. It is covered by a moderately-pitched, hipped roof made of composition shingles. There is a partial width porch sheltered by the principal roof located on the façade. It is located on the south elevation and consists of a porch roof supported by squared wood posts with wood brackets attached to the upper ends of the posts. The steps and landing are concrete. The main entrance is located under the porch and consists of an unknown type of door. Other entrances consist of an entry on the east elevation sheltered by the principal roof with concrete steps and landing. The entry door consists of a wood door with lower wood paneling and four upper glass panes. There are five windows on the primary elevation. They are asymmetrically spaced and consist of three wood sash double-hung windows: one located on west side of the façade, two flanking a wood sash picture window at the center of the elevation and there is a square wood sash fixed window on the east side of the façade. Two of the façade windows are flanked by decorative wood shutters. Windows on the other elevations consist primarily of wood sash double-hung windows. An asphalt driveway leads to an attached garage. Landscaping elements include mature trees, a front lawn and foundation plantings. There are no visible alterations. The condition of the building is good.

Building D is a single-family residence that was constructed in 1953 in the Minimal Traditional style. It is located to the west of Building C and faces south. It is a one-story house with a rectangular plan and an attached garage at the east end. The principal façade is asymmetrical and has three bays. The building likely sits on a concrete foundation. The exterior is clad with smooth stucco. It is covered by a moderately-pitched, side gable roof made of composition shingles. There is a partial width porch sheltered by the principal roof located on the façade and the porch roof is supported by a single squared wooden post. The steps and landing are concrete. The main entrance is located under the porch on the façade and consists of a wood paneled door. There appears to be a second entrance located under the façade porch that faces east and consists of a plain wood door. There are four windows on the primary elevation. They are asymmetrically spaced and consist of square wood sash fixed windows located on the west side of the elevation. Two of the windows are flanked by decorative wood shutters. Other windows could not be observed. An asphalt driveway leads to an attached one car garage. Landscaping elements include mature trees and a flat lawn. Alterations to the building include replaced windows and doors. The condition of the building is good.

*Resource Name or # (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

***B10. Significance:** (continued from page 2)

Located on a sloping plateau at the base of the 10,000-foot Mt. San Antonio, the City of Ontario, California, was named for Ontario, Canada by George Chaffey, a Canadian-born engineer who came to Riverside in 1880. He and his brother William acquired 1000 acres of the Garcia Rancho in 1881 which they intended to subdivide into small fruit farms. The Chaffeys purchased an additional 6,000 acres that would become the cities of Ontario and Upland. One of the keys to the Chaffeys success as developers was their creation of a "mutual water company" in which each landowner became a stockholder.

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

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

Ontario was incorporated on December 10, 1891. The area continued to prosper in the citrus industry. In the 1920s, the largest business was the Exchange Orange Products Company (now Sunkist Growers, Inc.), which was a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed the culls into juice and cattle feed. Population swelled in Ontario in the 1950s. Ten-acre orange groves in town were 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. And by the mid-twentieth century, Ontario was a leading dairy community in the state of California.

The evaluated dairy farm was established in 1953 with the construction of two barns and two single-family residences on a narrow 3.08 acre property. An adjacent 18.20 acre parcel was most likely owned by the same owners and was used for their dairy operations. The area at the time consisted primarily of vacant land with a scattering of farms. It is likely that the dairy property was owned by John and Wilma Dykstra, and established by John and a brother under the name Dykstra Brothers Dairy. The original core farm buildings, which are still present today, consist of the following; a barn near the eastern edge with four open stalls, which was likely used to store hay and farm equipment, a second barn was constructed to the west appears to have been used specifically to house vehicles and large farm equipment, and two single-family residences were constructed west of the second barn, which were likely used to house the owner of the dairy farm and their family, or possibly hired workers.

The establishment of the subject dairy farm was likely the result of the migration of dairy farmers, from Los Angeles and Orange counties, to San Bernardino County. The migration was due in part to suburban development of the counties starting in the late 1940s and the strict regulations that were imposed on the dairy farms. It appears that the Dykstra family thrived during the 1960s along with other established farms in the area as the local industry was peaking. Thus, a third single-family residence was constructed in circa 1960 on the adjacent 18.20 acre property. And more recently a larger hay storage shelter was constructed in circa 2005. The surrounding area began to change somewhat when a large residential development was constructed in the early 1970s. In 1994, John Dykstra passed away. However, the family continued to own and run the dairy farm. In 2003, Ronald and Kristine Pietersma and the Bidart family purchased the property. They are currently still operating the property as a dairy.

Background History of Southern California Dairy Farms

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 the 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

(continued page 5)

***B10. Significance:** (continued from page 4)

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.

(continued page 6)

***B10. Significance:** (continued from page 5)

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

> *One Dutch family living in Paramount could not afford pasture acreage for their cow and so they had her put inside. They fed her on linseed meal, hay and cottonseed instead of sending her to pasture. "Bossy" thrived and soon was grateful that she wasn't driven out to work every morning. Her meals were served in her room, and she speedily responded by giving off gushing quantities of milk. Soon, the Dutch family started selling the excess milk to neighbors and purchased a second cow to keep up with a sustained demand for dairy products. They found that the forced-feeding technique was the pump primer. They sent word back home to the Netherlands and soon a rush of uncles, cousins, sisters and aunts came to the Paramount area….4,000 families comprise what they call the richest dairy farmers in the world. After two and half years of milking the cows, they are "burned out" and are sold as beef. The Indoor cows at Paramount and the adjacent milk "factories" were found to be healthier, less liable to diseases which lurk in pasturage. The Dutch colony cared for its bossies just as a factory owner does for his machines.*

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

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

The subject property is associated with the third phase of dairying in Southern California which took place between 1950 and 1969. One of the paradoxes of the 1950s Los Angeles milk industry is that the rapidly growing human population and industry of the county squeezed the dairymen into smaller and smaller areas, forcing the dairy industry to produce milk more economically than before the squeeze began. The manpower shortage due toWorld War II had led to the use of machinery. Scientific feeding 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 milk shed kept the servicing prices down, and that helped keep the price of milk down.

(continued page 7)

***B10. Significance:** (continued from page 6)

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.

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

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

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

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

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

This period exhibits a shift in the barn architecture from the “flat style” milking parlor to a “herringbone” style. In the new milking parlor design, the cow’s stanchions are placed at an angle in order to use space more efficiently and the cows climb a gentle grade from the floor into their stall so that when the milkers come along, they do not have to kneel because the cows are at an elevated height. This is a labor and time saving device because it eliminates the amount of time it takes for milkers to kneel down to access the udders of the cows. Most of the farms from this period will exhibit the “herringbone” style of barn in the agricultural preserve area. In addition to the
(continued page 8)

***B10. Significance:** (continued from page 7)

change in the parlor layout, the modernized milking parlors are also equipped with milking machines that automatically express milk from the cow's teats and also stop automatically once the cow's milk flow lessens. All of the "herringbone style" milk parlors that were constructed after 1950 were designed in the Ranch style to match the residences.

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

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

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

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

Integrity Statement

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

The dairy farm has retained its original location; it has not been moved.

When the evaluated dairy farm was established on the property in 1953, the area consisted primarily of vacant land with a scattering of farms. The dairy farm was likely part of the move of dairy farmers from areas in Los Angeles and Orange counties to San Bernardino County which started in the late 1940s. The migration was due in part to the suburban growth that was occurring in both counties and the

(continued page 9)

***B10. Significance:** (continued from page 8)

resulting strict regulations that were being imposed on the farmers. Thus, numerous dairy farmers established farms adjacent to the subject property by the late 1960s. However by 1972, a large residential development was completed south of the evaluated property adjacent to Milliken Avenue. And currently, numerous residential housing developments and strip malls are being constructed throughout the Ontario area. Thus, the setting, feeling and association have been compromised.

The farm retains its original core buildings which consists of two single-family residences and two barns, all of which were constructed in 1953. In circa 1960, a single-family residence was constructed on an adjacent property. In circa 2005, two hay storage shelters were also constructed on the adjacent property. Over the years there have been alterations to almost all of the buildings. The barns have had additions and at least one of the single-family residences has had its windows and doors replaced. The original acreage of the farm has remained intact. Therefore the design, materials and workmanship of the evaluated property has been somewhat compromised.

The integrity of the evaluated property is good. The condition of the evaluated property is good.

California Register Eligibility Evaluation

The subject property was evaluated against under the four criteria of the California Register which is outlined in Pub. Res. Code §5024.1, Title 14 CCR, Chapter 11.5, Section 4852 for inclusion in the California Register of Historical Resources (CRHR). It was determined that the subject property does not meet the criteria for the California Register under the context of post-1950 dairy farm properties, as the property as a whole does not have the essential character defining features of a post 1950 diary for the Ontario area. Following is a discussion of how that determination was made:

The property was assessed under Criterion 1 for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The evaluated property was developed as a dairy farm in 1953 during the post-1950 scientific, large capacity era of dairy farming in the Ontario area. By 1950, the Ontario diary industry was growing in size to encompass forty acres or more and was becoming much more efficient as it transitioned from dry-lot dairy farms with mechanization. And by the 1960s, Ontario had grown into one of the largest dairy areas in the state of California consisting of over forty dairies. However, no documentation could be found to prove that the subject property was a significant dairy farm in the Ontario area. This property does not appear in any publications or newspaper clippings during the twentieth century showing it to be an important or innovative dairy farm. Also, the overall design of the dairy farm does not fit into the trend in dairy farms being constructed during this period in Ontario. The subject property appears to be simply one of the many diary farms established in Ontario during the mid-twentieth century. **Therefore, it does not appear to qualify for the CRHR under Criterion 1.**

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. The property was likely owned by John and Wilma Dykstra when the dairy was established in 1953 as the Dykstra Brother's Dairy. Research indicates that the no one in the Dykstra family was significant to the history or development of the City of Ontario, the State or the nation. **Therefore, it does not appear to qualify for the CRHR under Criterion 2.**

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated dairy farm was established in 1953 during the third phase of dairy farming in Southern California (1950-69). Dairy properties that were constructed after 1950 had more than one very large residence, or a series of large residences that consisted of 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. Although the subject property does consist of three single-family residences, attached garages and barns, the overall design was not consistent with the dairy farms being constructed at the same time in the Ontario area. One essential element missing was the "herringbone" style milking parlor designed in the Ranch style. A second essential missing element that is missing is a circular shaped driveway. And lastly, the barns constructed on the property were general purpose in terms of its use and were not designed specifically

(continued page 10)

***B10. Significance:** (continued from page 8)

for a diary farm.

Therefore, the subject property does not embody the distinctive type, period, or method of construction of the post-1950 dairy farm in the Ontario area and does not possess high artistic values. Additionally, no architect or builder name could be found to be associated with this property. **Therefore, it does not appear to qualify for the CRHR under Criterion 3**.

The property was considered for Criterion 4 for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. **Therefore, it does not appear to qualify for the CRHR under Criterion 4.**

In summary, the subject property does not appear to qualify for the CRHR. Therefore, the subject property is not a historical resource for the purposes of CEQA. It was not assessed for National Register of Historic Places or local designation eligibility.

B12. References: (continued from page 2)

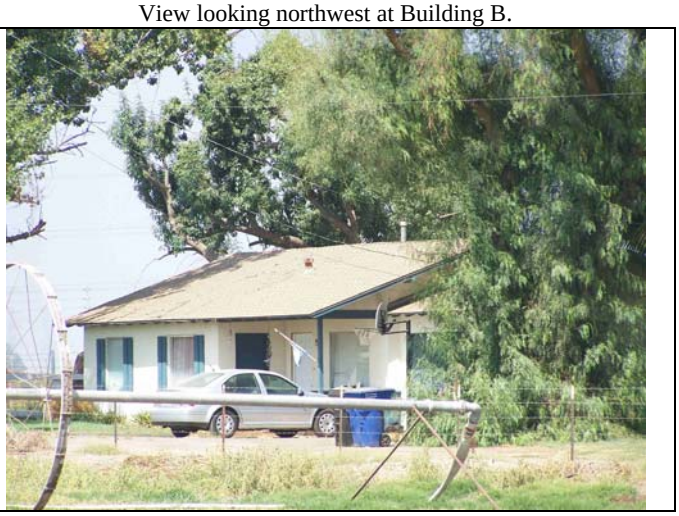
County of San Bernardino Flood Control Planning Division (historical aerial photographs).
Los Angeles Public Library Central Branch (1930s-1960s Ontario and Pomona City Directories)
Ontario City Library Robert E. Ellingwood Model Colony History Room (1930s-1980s Ontario and Pomona City Directories)
San Bernardino County Assessor's Office (property information).
www.googleearth.com (2006 Ontario aerial map).
www.topozone.com (1979 Ontario topography map).

*Resource Name or # (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

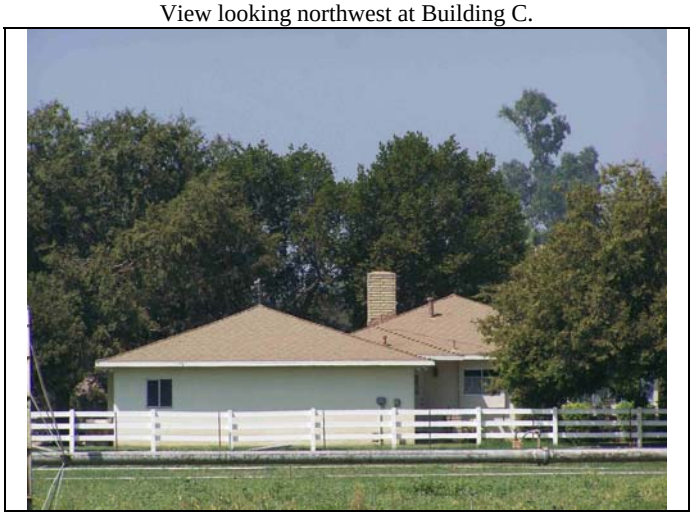
Recorded By: Ben Taniguchi/Rebecca Smith Date: September 9, 2006 ☒ Continuation ☐ Update

View looking northwest at Building B.

View looking northwest at Building C.



View looking northwest at Building D.



View looking west at circa 1960 single family residence on adjacent parcel, parcel no. 21825209.

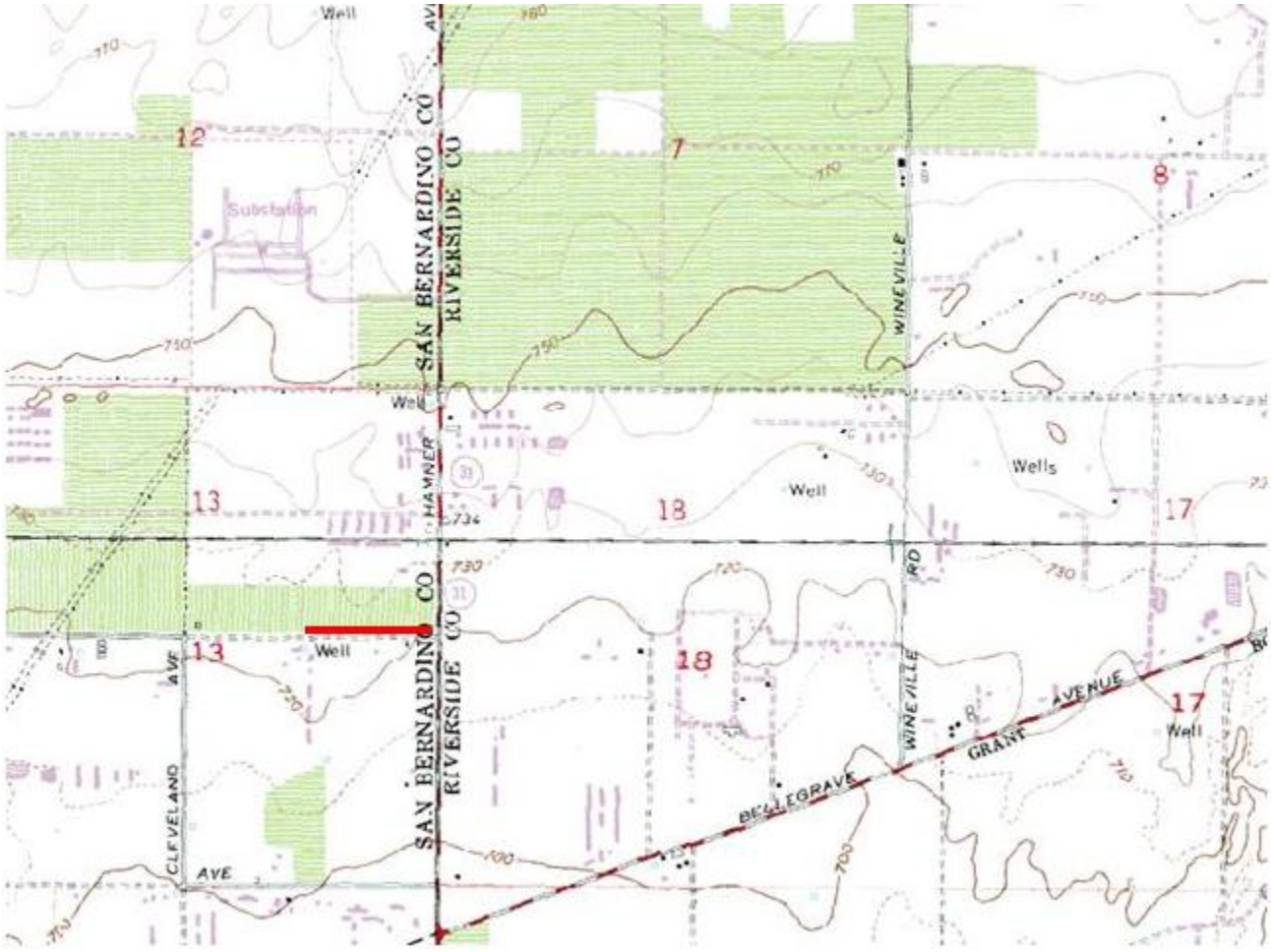
View looking southwest at one of two circa 2005 hay shelters on parcel no. 21825209.

View looking southwest at open field on parcel no. 21825209.

LOCATION MAP

*Resource Name or # (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

*Map Name: Ontario *Scale: 1:50,000 *Date of Map: 1979



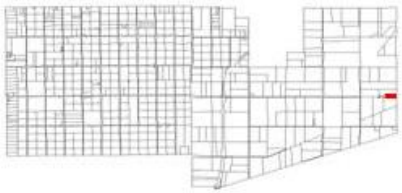
(Map courtesy of Topozone.)

*Resource Name or # (Assigned by recorder) 14100 South Milliken Ave, Ontario, CA 91761

*Drawn By: Ben Taniguchi *Date: September 12, 2006

Building A: 1953 barn
Building B: 1953 twin gabled barn
Building C: 1953 single-family residence
Building D: 1953 single-family residence

GalvinPreservationAssociates
G P A
GALVIN Preservation Associates
Historic Preservation Planning Company
1611 S Pacific Coast Hwy Ste 104
Redondo Beach, CA 90277
(310) 792-2690



PARCEL NO.
21821115
ADDRESS
14100 S. Milliken Ave., Ontario, CA 91761

MAP NOT TO SCALE

NOTE: Include bar scale and north arrow.

H-2 Cultural Report

ARCHAEOLOGICAL AND PALEONTOLOGICAL

RESOURCE ASSESSMENT

REPORT FOR THE

RICH HAVEN PROJECT,

ONTARIO, CALIFORNIA

Submitted to:
RBF Consulting
3536 Concours, Suite 220
Ontario, CA 91764

Prepared by:
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Authors:
Kim Scott and Sherri Gust

Principal Investigator:
Sherri Gust
Registered Professional Archaeologist and Qualified Paleontologist

August 2005

NATIONAL ARCHAEOLOGICAL DATABASE (NADB)
INFORMATION SHEET

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCE ASSESSMENT REPORT FOR THE RICH HAVEN PROJECT, ONTARIO, CALIFORNIA

Submitted to:
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Kim Scott and Sherri Gust

Principal Investigator:
Sherri Gust
Registered Professional Archaeologist and Qualified Paleontologist

August 2005

Cogstone Project Number: 1249
Type of Study: Archaeological and Paleontological Assessment Report
Sites: None
USGS Quadrangle: Guasti 7.5'
Area: 350 acres
Key Words: Ontario, Gabrielino, Pleistocene, Quaternary older alluvium

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EXECUTIVE SUMMARY

The Rich Haven Project is a proposed housing development in Ontario, San Bernardino County, California. Archaeological and paleontological assessment of the project was required by the City of Ontario to meet their responsibility as the lead agency under the California Environmental Quality Act. The purpose of the assessment is to evaluate potential archaeological and paleontological resources that may be present in the project area and to recommend mitigation to reduce the effects of construction impacts if necessary.

The Rich Haven Project was determined to have moderate potential to impact fossil-producing Pleistocene older alluvial deposits known to lie beneath the locally mapped Younger eolian deposits. Impact on the Pleistocene deposits depends heavily on the depth of proposed excavations as local fossil deposits seem to occur six feet or more under the present ground surface.

The project is minimally sensitive with regard to archaeological remains. No prehistoric sites are known or were observed by the survey. One historic resource crosses the northern most end of the project, the Anza Trail. It is well-known and has a marker in Anza Park commemorating the historic roadway. While several older barns were observed, none appear to be sufficiently old or significant, and thus do not warrant preservation.

Vegetation clearing activities will be monitored by a qualified archaeologist as there may be unexpected subsurface resources. If no resources are discovered during vegetation clearing, no further archaeological monitoring is recommended. All excavation below six feet will be monitored by a qualified paleontologist. Full implementation of these mitigation measures should reduce the construction impacts to a less than significant level.

INTRODUCTION

PURPOSE OF STUDY

This study was prepared for the Rich Haven Project (Figure 1) to identify and evaluate any archaeological or paleontological resources revealed in the project area. This study was requested by the City of Ontario to meet their responsibility as the lead agency under California Environmental Quality Act (CEQA).

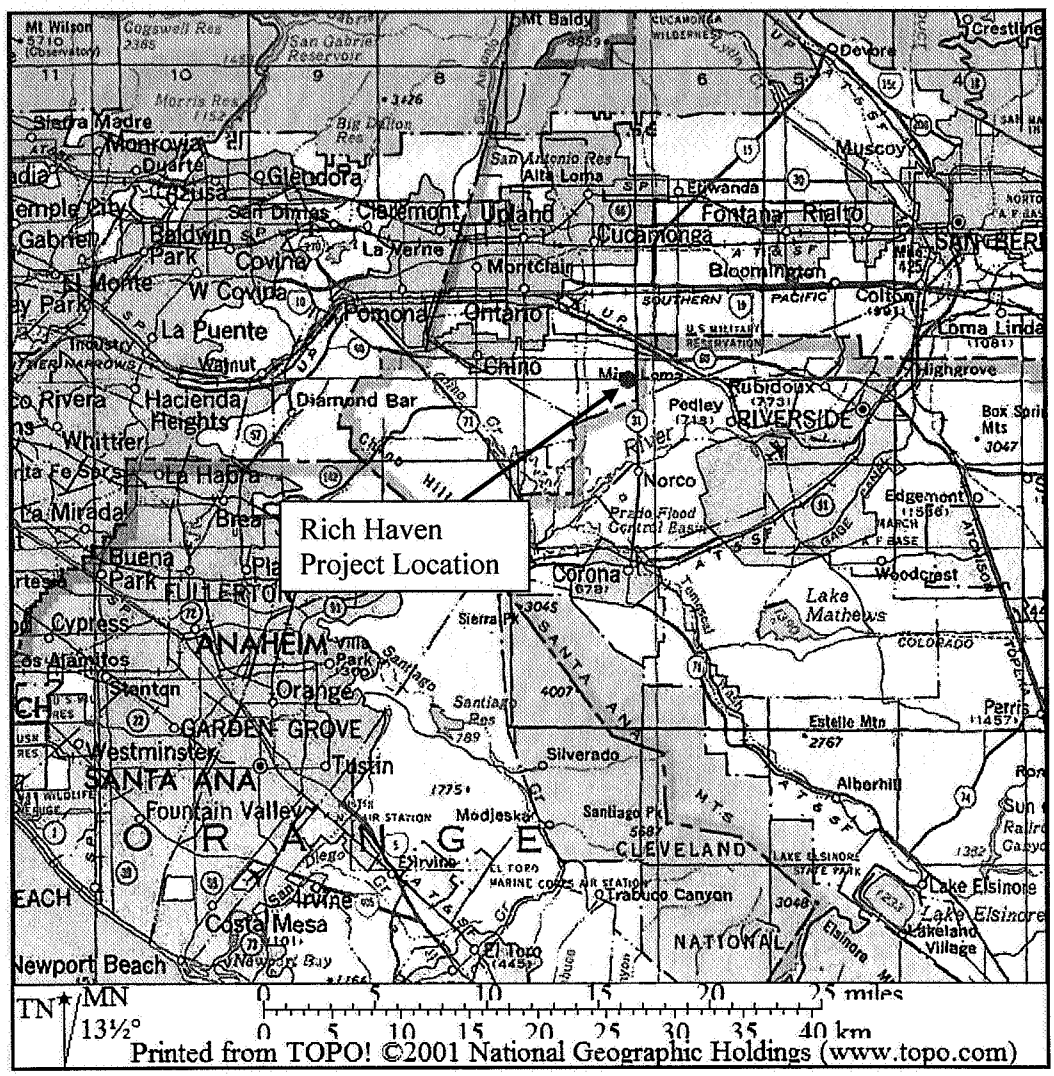

Figure 1. Project vicinity

PROJECT DESCRIPTION

The project area is located north of Edison Avenue, west of Hamner Avenue, south of Riverside Avenue, and east of Haven Avenue in Ontario, California (Figure 2). It is situated in the western half of section 12 and the northern half of section 13, Township 2 South, Range 7 West, on the Guasti, California 7.5' quadrangle.

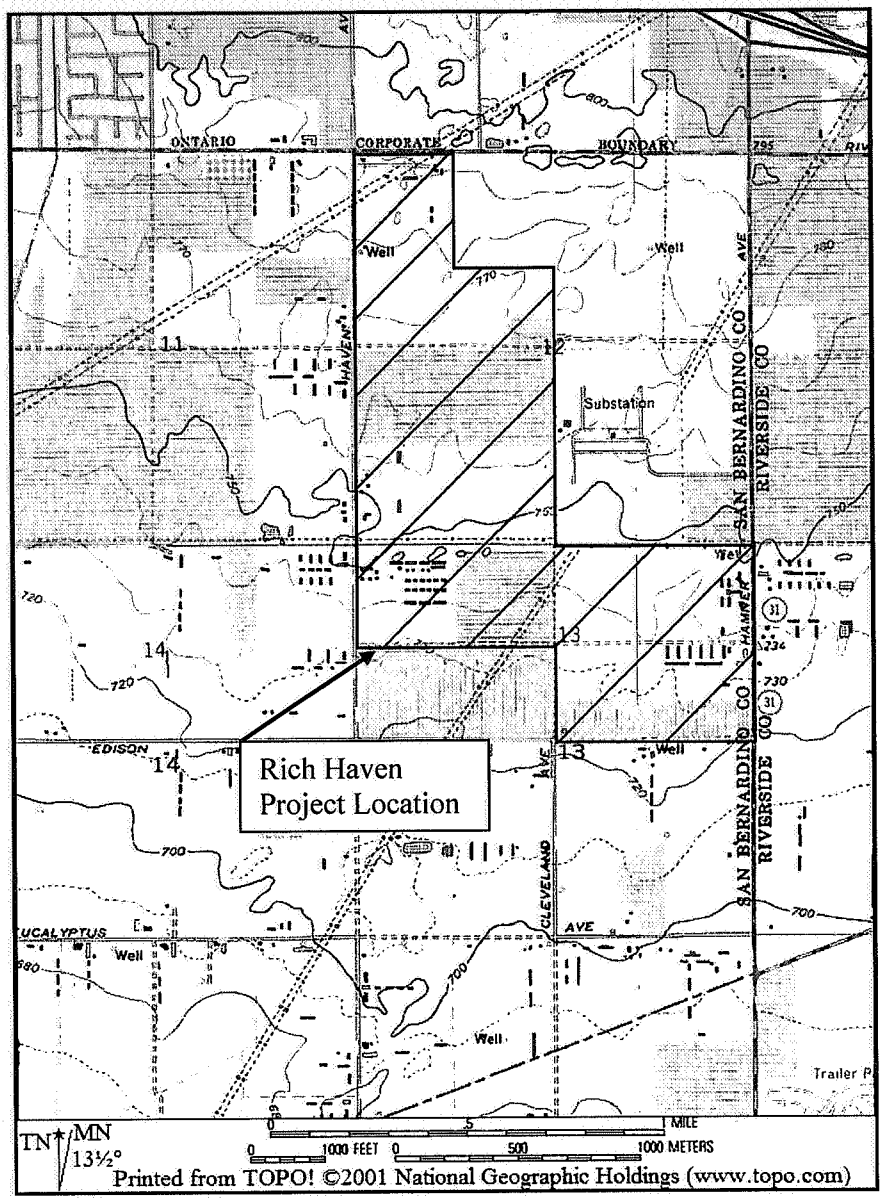

Figure 2. Project area

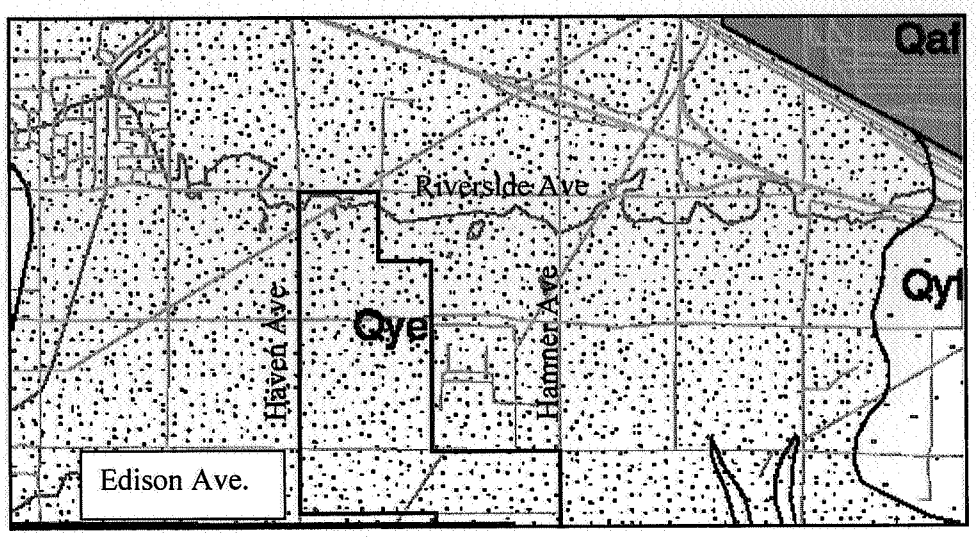

Figure 3a. Geology of Northern Project Area (Morton and Miller 2003)

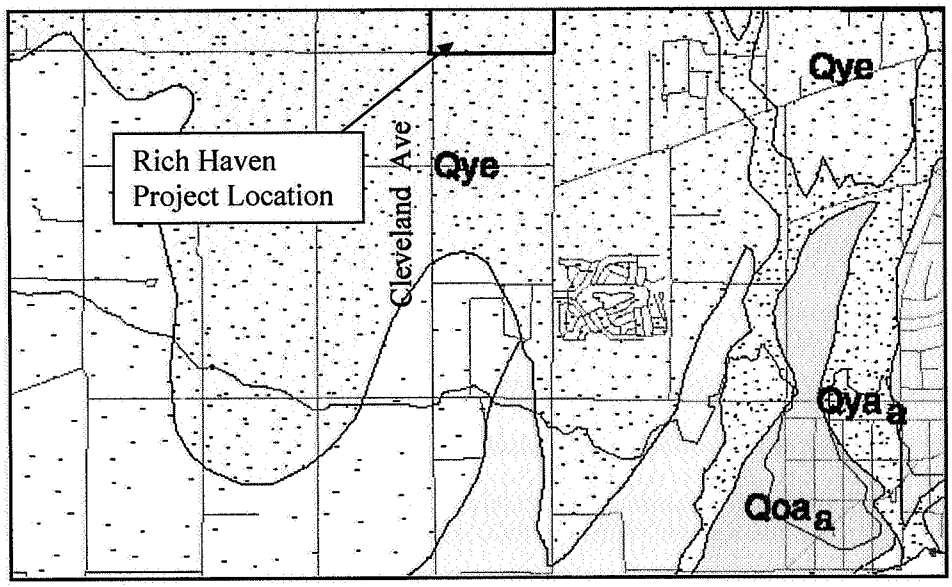

Figure 4b. Geology of Southern Project Area (Morton and Miller 2004)

PROJECT PERSONNEL

Cogstone Resource Management, Inc. conducted the archaeological and paleontological studies. Sherri Gust served as the Principal Investigator for the project, supervised all work, wrote the archaeological results, all recommendations and edited the report. Ms. Gust is a Registered Professional Archaeologist and Qualified Paleontologist. She has an M.S. in Anatomy from the University of Southern California, a B.S. in Anthropology from the University of California, Davis and over twenty-five years of experience in California. Kim Scott wrote the base report and the paleontology section. Ms. Scott has a B.S. in geology and paleontology from UCLA. Qualifications of these personnel are provided in Appendix A. The field survey was conducted by Albert Knight (B.A. Archaeology, UCSB) and Barbara Loren-Webb (M. S. Geoarchaeology, CSSB). Both have received extensive cross-training in paleontology as part of their employment at Cogstone.

LAWS AND REGULATIONS

The Rich Haven Project is subject to state and local regulations regarding archaeological, historical and paleontological resources. The following discussion of applicable state laws has been excerpted and reordered from the California Department of Transportation's (CALTRANS) on-line Environmental Handbook.

California Environmental Quality Act of 1970 (CEQA) (PRC § Section 21000 et seq.)

CEQA declares that it is state policy to "take all action necessary to provide the people of this state with...historic environmental qualities." It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the

environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

CEQA includes historic and archaeological resources as integral features of the environment. If paleontological resources are identified as being within the proposed project area, the sponsoring agency must take those resources into consideration when evaluating project effects. The level of consideration may vary with the importance of the resource.

California Register of Historical Resources (PRC § 5024.1)

Public Resources Code § 5024.1 establishes the California Register of Historical Resources. The register is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks from No. 770 on. The criteria for listing are the same as those of the National Register.

The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic registers or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register, is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2) It is associated with the lives of persons important to local, California, or national history;
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

BACKGROUND

NATURAL SETTING

The project area is situated in the Ontario-Chino Valley, approximately equidistant between the San Bernardino Mountains, the San Gabriel, the Santa Ana Mountains, and the Box Springs Mountains. At present the project area is rural farmland consisting of cropland and dairy farms. Farming activities have removed the majority of native plant life, and replaced it with introduced species. Prior to European colonization, this area had flora of chaparral and southern oak woodland, characterized by grassland scattered shrubs and oak stands in the foothills (Strudwick and Michalsky 1997:2). Common plants within these biotic communities would have included chamise (*Adenostoma fasciculatum*), scrub oak (*Quercus dumosa*), coast live oak (*Quercus agrifolia*), manzanita (*Arctostaphylos* sp.), toyon (*Hetermoles arbutifolia*), sugarbush (*Rhus ovata*), and lemonade-berry (*Rhus integrifolia*) [Strudwick and Michalsky 1997:2]. Most of these plants are known to have been utilized by prehistoric peoples.

GEOLOGIC SETTING

The surface of the project is mapped as Young Eolian deposits (Qye) dating to the Holocene Epoch (Figure 3a, 3b; Morton and Miller 2003, Morton and Miller 2004, Scott 2005). These surface sediments overlie both Younger Quaternary Alluvium (Qya) and Older Quaternary Alluvium (Qoa). Quaternary sediments date from 1.8 million years to 10,000 years before present.

The Young Eolian deposits are primarily wind transported deposits with low potential for fossil resources. However, the Quaternary Alluvium has a moderate to high potential for fossil resources.

PREHISTORIC SETTING

The project area is within the known territory of the Tongva or Gabrielino as they were known from the Mission Period forward (Bean and Smith 1978). The Tongva were semi-sedentary hunters and gatherers roaming over much of present-day Los Angeles and Orange Counties. Their territory encompassed a vast area stretching from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, and to Aliso Creek in the southeast and the Southern Channel Islands—in all an area of more than 2,500 square miles. The tribe consisted of more than 5,000 people living in various settlements throughout the region. Some of the villages could be quite large, housing up to 150 people (McCawly 1996: 3, 9).

The native peoples thrived by exploiting the abundant and diverse animal and plant resources available in Southern California. Marine resources, such as fish, marine mammals and shellfish, were important and items were often traded between coastal and inland groups. Acorns, ground into fine powder to make mush or gruel, were a dietary staple. Easily stored and rich in calories and nutrients, acorns were one of the most important food resources utilized by the Tongva and other Native American groups across California. A wide variety of plants were exploited not only for food, but also medicine, clothing, building materials etc. In addition to plant resources, the Gabrielino also hunted animals such as deer, rabbits and other small game (McCawley 1996:115-116).

Much of the material evidence available to archaeologists concerning the Tongva is a result of tools and technologies related to their subsistence activities. Manos, metates, mortars and pestles used for processing acorns and other nuts and seeds are often found at archaeological sites. Chipped stone tools such as arrowheads and lithic debris from their manufacture are also frequently found.

HISTORIC SETTING

The development of the Ontario region, like most of southern California, was tied to development of water resources. In 1881 George Chaffey, a Canadian engineer, and his brother bought the "San Antonio lands," 6,218 acres with water rights for $60,000. They also took in the Kincaid Ranch at San Antonio Canyon, an all-important source of water.

The Ontario Colony lands were quickly surveyed and went on sale in November, 1882. The centerpiece was Euclid Avenue, eight miles long and two hundred feet wide, the twin "driveways" separated by a parkway which was seeded in grass and lined with pepper trees. George named Euclid Avenue after the great Greek mathematician whose book Elements of Geometry had been a favorite subject for George in school.

The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the canyon to tap the underground flow—then an innovation in the field. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.

Another innovation in the settlement of Ontario was the provision, whereby, purchasers of land automatically received shares in the water company. This would ensure purchasers that a share of water proportional to their acreage would be piped to their land. This eliminated many problems that faced settlers elsewhere, where land rights and water rights were kept separate.

Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. A few of the lovely Victorian "grove houses" still survive, relics of the days when growers could pretend that they were living the graceful lives of the old Spanish dons—until it came time for harvest.

On Dec 10th, 1891, Ontario was incorporated as a city of the sixth class under the California Constitution. It adopted a City Council-City Manager form of government. The mayor was at first called the "President of the Board," and was chosen by the Council, or the Board of Trustees as it was then called, from among their number. Subsequently, the law was changed to allow the people to elect the mayor directly.

Since World War II, Ontario has become a much more diversified community. The mean temperature of 61 degrees and the average rainfall of 18.4 inches continues to attract more residents; with an approximate population of 165,000. The city has expanded from the 0.38 square mile area incorporated back in 1891, up to almost 50 square miles. The economy now reflects an industrial and manufacturing base. (City of Ontario 2005)

RECORD SEARCH RESULTS

The results of the record searches were used to identify any previously recorded archaeological and paleontological sites within the project location and surrounding areas, as well as to assist in locating areas that may be sensitive to historic and paleontological resources. The record searches aid in identifying sensitive areas to be checked during the survey.

Record Search for Paleontology

A record search conducted at the San Bernardino County Museum (SBCM) and in existing literature indicates no prior localities known for the project area or surrounding the area in the Younger Eolian/Quaternary alluvium deposits. However, Scott (2005) reports a fossil mammoth (*Mammuthus*) specimen recovered from Pleistocene older fluvial sediments near to the project area at a depth of 20ft below surface. Cogstone RMI has also recently recovered fossil horse material (*Equus*) in Pleistocene older fluvial sediments near the project area at a depth of approximately 10ft below ground surface. The shallow nature of the Cogstone find compared to the material reported by the SBCM probably reflects the natural topography. Jefferson (1991) also lists a large mammal locality in the Chino area where horse (*Equus*) and camel (*Camelops*) were recovered (Table 1).

Table 1. Recorded paleontological resources

Common Name	Taxon	Locality; Reference
mammoth	*Mammuthus* spp.	SBCM 5.1.8
horse	*Equus* spp. cf. extinct spp.	Cogstone RMI unpublished
horse	*Equus* spp.	LACM 1728, Chino; Jefferson 1991
camel	*Camelops* sp.	LACM 1728, Chino; Jefferson 1991

Record Search for Archaeological and Historic Resources

Record searches for archaeological and historic period records were completed at the Eastern Information Center at the University of California at Riverside and at the San Bernardino Archaeological Information Center, San Bernardino County Museum. The project area and a one-mile radius were searched for resources. One prehistoric and one historic resource have been recorded within one mile of the project area (Table 2). No historic properties are listed on the National Register of Historic Places and the California Register of Historical Resources. One is a California Point of Historic Interest. Twenty-three previous surveys have been conducted within one mile of the project area (Table 3).

Table 2. Recorded archaeological resources within a one-mile radius of the project

Reference no.	County	Site type	Date
36-015980	San Bernardino	Anza Trail	1973
CA-RIV-1848	Riverside	Historic trash dump	1975

Table 3. Archaeological resource projects completed within a one-mile radius of the project area

Author	Title	Date
Roth, Brandon	*An Archaeological Resource Evaluation and Paleontological Records Search for the West Haven Specific Plan Project, Subarea 6 (West of Haven) and Subarea 12 (West of Haven), City of Ontario, San Bernardino County, California*	2004
Tang, B. Hogan, M. Tibbet, C. Everson, D.	*Historical/ Archaeological Resources Survey Report Grand Park Specific Plan: City of Ontario, San Bernardino County, California*	2004
Tang, Bai Hogan, M. Smallwood, J., Jacquemain, T.	*Historical/ Archaeological Resource Survey Report, The Resort Specific Plan, Near the Unincorporated Community of Mira Loma, Riverside County, California*	2003
Fulton, Phil	*Cultural Resources Survey of 71.5 Acres: Pinheiro Property Project City of Ontario, San Bernardino County, California*	2003
Drover, C. R.	*An Archaeological Impact Assessment of Assessor Parcel No. 160-040-001, Mira Loma, Riverside County, California.*	2002
Dahul, Miriam	*Historical/ Archaeological Resources Survey Report: APN: 0218-241-11,-13, -14, -17, & -18, Sleger &Martin Properties Near the City of Ontario, San Bernardino County, Ca.*	2002

Author	Title	Date
Duke, Curt	*Cultrual Resouce Assessment: Cingular Wireless: Facility No. SB 244-01 San Bernardino County, California*	2002
Dice, M. Irish, N. L.	*A Phase 1 Archaeological Survey and Paleontological Records Search of the Westra Diary Residental Project, City of Ontario, California*	2002
McKenna Et Al.	*Negative Archaeological Survey Report: Caltrans District 8, Riverside County, Route 15, P.K. 77.66/82.76, Charge Unite 08213, EA327500.*	1998
Taskiran, A. & Greeley, R.	*Cultural Resources Assessment: Santa Ana Watershed Protect Authority: Chino Basin Desalination Program: Phase I Project, Riverside and San Bernardino, California.*	1992
Swanson, M.T. Hatheway, R.G.	*The Prado Dam and Reservoir, Riverside and San Bernardino Counties, California. Greenwood and Associates and Infotec.*	1989
Goldberg, S. K. & Arnold, J. E.	*Prehistoric Sites in the Prado Basin, California: Regional context and Significance Evaluation. Infotec.*	1988
Foster, J. M. Greenwood, R. S.	*Cultural Resources Overview: California Portion, Proposed Pacific Texas Pipeline Project.*	1985
Macko, M. E. Weil, E. B. Weisbord, Jill Cooper, J.	*Final Report: Mira Loma-Serrano 500KV DC and Serrano-Villa Park 220 KV Transmission Line Project.*	1983
Forster, J. M. Greenwood, R. S.	*Cultural Resource Overview for the Serrano Substation to Mira Loma Substation Transmission Toute Alternative Corridor Right – of-Way. Grrewood and Associates.*	1980
Bean, L. J. Bane, S. B.	*Cultural Resouces 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.*	1979
Rosenthal, E. Jane	*A Cultural Resource Survey of the Proposed Santa Ana River Hiking/ Biking Trail in the Prado Flood Control Basin.*	1979
Cottrell, M. G.	*Report of Archaeological and Paleontological Resource Assesment Conducted for a 900-Acre Parcel Located in the Southwest of Ontario in San Bernardino County, California*	1978
Tobey, R. C. Suss, T. D. Burgess, L.	*Historical Resource Survey, Prado Flood Control Basin, San Bernardino and Riverside Counties, California.*	1977
Scott, M. B.	*Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968. M. B. Scott.*	1976
Portillo, Garth	*Archaeology of Jurupa Community Services district Improvement Districts No. 2&3.*	1975
Leonard III, N. Nelson	*Santa Ana River Project, Description and Evaluation of Cultural Resources and Appendices: Field Dada.*	1975
Wilke, P. J. & S. R. Hammond	*La Loma-Mira Loma Transmission Line: Expected Impact on Archaeological Values.*	1973

Native American Consultation

The Native American Heritage Commission was contacted to determine if there were any known sacred lands in the project area. The Commission determined that there were none known (Appendix C). The Commission recommended that 31 Native American tribes or individuals be contacted in addition. Inquiry letters were mailed to the entire list. Two responses, both negative, were received.

RECONNAISSANCE SURVEY

Survey Methods

Cogstone Resource Management Inc. conducted an archaeological and paleontological reconnaissance of the proposed project site on August 15th and 17th, 2005. The survey team consisted of two people walking and driving portions of the property. More than half of the property was inaccessible as it was active farmland and dairy. When possible transects of the property were completed at 5 to 10 meter intervals between the surveyors.

Survey Results

Approximately a third of the property was walked or otherwise surveyed (Figure 4). Due to vegetation coverage and the current usage of the property very little of the ground surface was visible. Areas surveyed included cropland, fallow land, and vacant cattle pens. Farm structures of various types were visible (Figure 5) and all open ground surface was surveyed with negative results (Figure 6). The surface sediments visible did not contain any paleontological or prehistoric resources. Standing structures visible did not appear to be sufficiently old to warrant recording.

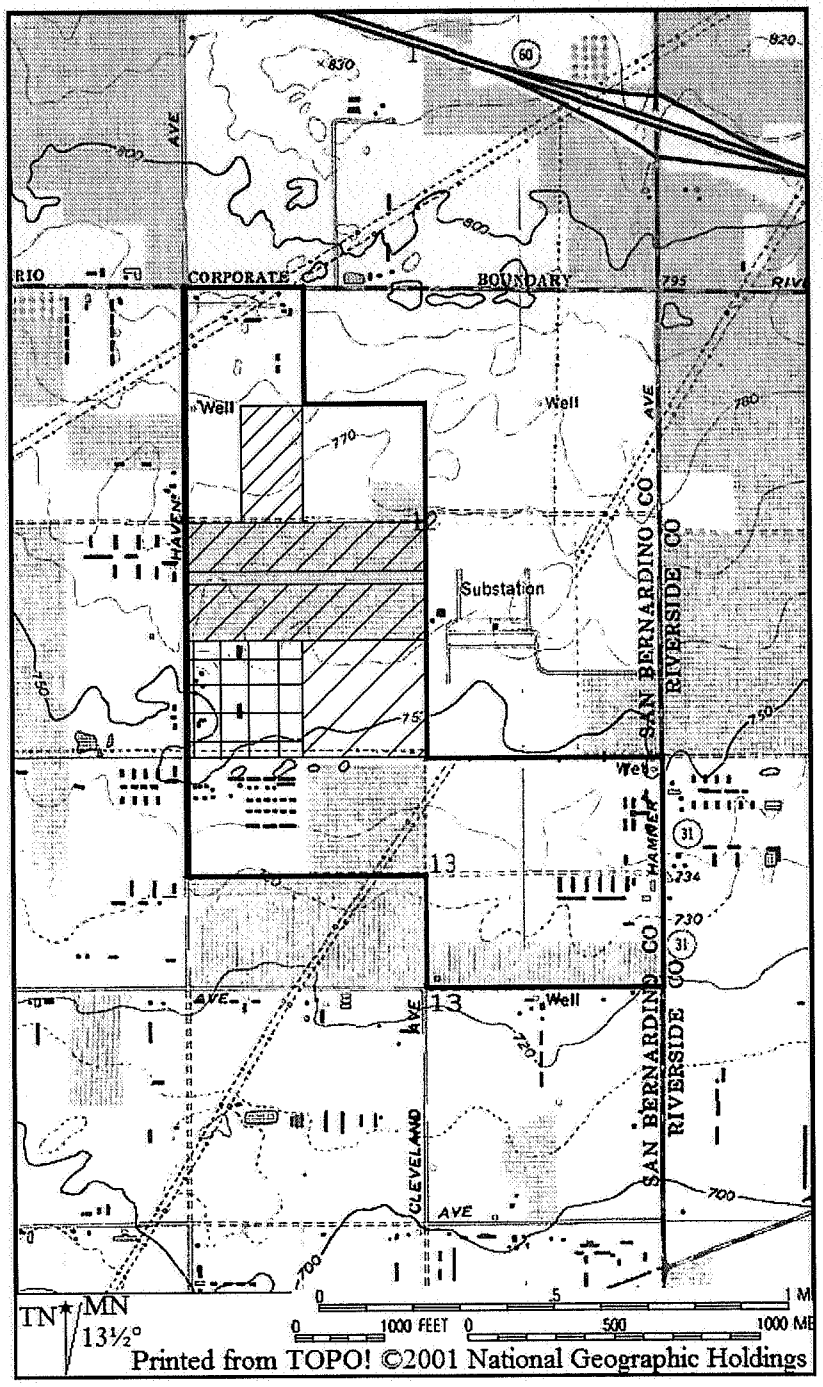

Figure 4. Surveyed area (walked - diagonal lines, driven - checkerboard)

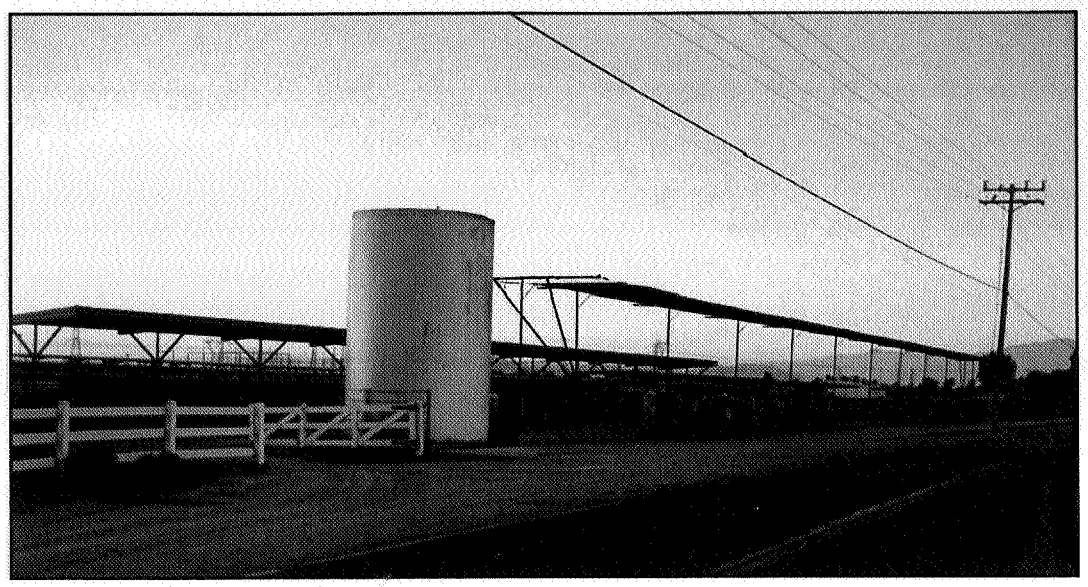

Figure 5. View of dairy looking southeast from Riverside and Haven avenues

Figure 6. View of fallow field at SE corner of the property, looking north from Edison Ave

SUMMARY OF POTENTIAL IMPACTS TO CULTURAL RESOURCES

The Rich Haven Project was determined to have moderate potential to impact fossil-producing Pleistocene older alluvial deposits known to lie beneath the locally mapped Younger Eolian surface deposits. Impact on the Pleistocene deposits depends heavily on the depth of proposed excavations as local fossil deposits seem to occur six feet or more under the present ground surface.

The project is minimally sensitive with regard to archaeological remains. No prehistoric sites are known or were observed by the survey. One historic resource crosses the northern most end of the project, the Anza Trail. It is well-known and has a marker in Anza Park commemorating the historic roadway. While several older standing structures were observed, none appear to be sufficiently old or significant, and thus do not warrant preservation.

RECOMMENDATIONS

The following mitigation measures are recommended. Full implementation of these mitigation measures would reduce the construction impacts to a less than significant level.

(1) Vegetation clearing activities will be monitored by a qualified archaeologist as there may be unexpected subsurface resources. If no resources are discovered during vegetation clearing, no further archaeological monitoring is recommended.

(2) Cultural sensitivity training for construction personnel will be presented by a qualified cultural resources supervisor at the pregrade meeting (for management personnel) and at the weekly safety meeting (for construction personnel) as necessary. The quarter-hour training introduces project personnel to the kinds of resources that may be found, the legal requirements, and a photo-with-your-discovery reward program. This training has been demonstrated to significantly increase compliance.

(3) All excavation below six feet will be monitored by a qualified paleontologist. If the project does not plan excavation below six feet, then no paleontological monitoring will be required.

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2004 Preliminary digital geologic map of the Santa Ana 30'x60' quadrangle, California version 2.0. United States Geological Survey Open File Report 99-172. Digital preparation by K.R. Bovard and R.M. Alvarez.

Scott, E.
2005 Paleontology literature and records review, Rich Haven Project, City of Ontario, San Bernardino County, California.

APPENDIX A. QUALIFICATIONS

SHERRI GUST

Qualified Paleontologist and Registered Professional Archaeologist

Professional Experience

2001-pres. Principal Investigator for Archeology and Paleontology, Cogstone Resource Management, Inc. Supervise all paleo/archaeo projects, write proposals and reports, conduct assessments, analysis and bone identification. Manage all daily operations, budgeting and business development.

1999-2001 Principal Investigator for Paleontology, RMW Paleo Associates, Inc. Responsible for proposal preparation, supervision of all jobs and paleontologists, supervision of paleontology lab including preparation of specimens, obtaining specimen identifications, writing assessment and data recovery reports, and serving as liaison to local museums.

1982-99 Research Associate, George C. Page Museum of La Brea Discoveries and Vertebrate Paleontology, Natural History Museum of Los Angeles County. Identified and analyzed bones of horses, bison, giant ground sloths, wolves and sabercats from Rancho la Brea.

1980-2001 Project Manager, Principal Archaeologist, Gust Osteological Analysis. Worked on various projects in southern California.

Selected Projects

AT&T Fiber Optic Cable Project. Contracted to the Morro Group to provide the assessment and report on the Cultural and Paleontological Resources for the AT&T fiber optic cable project, San Luis Obispo to Los Angeles.

Broadwing Fiber Optic Long Haul Project. Conducted the Paleontological assessment for the fiber optic project, Los Angeles to Ontario to San Diego.

Cadiz Dry-Storage Project. Responsible for surveying the 53-mile pipeline route and writing the paleontological assessment of the project for Metropolitan Water District of Southern California via P&D Consultants.

Education

1994 Master of Science, Anatomy and Cell Biology (Evolutionary Morphology). University of Southern California, Los Angeles.

1979 Bachelor of Science, Anthropology (Physical). University of California, Davis.

Affiliations

1999-pres. Member, Register of Professional Archaeologists

1999-pres. Qualified/Certified Paleontologist, San Diego, Riverside, San Bernardino, Orange, Los Angeles, Ventura and San Luis Obispo Counties, and Bureau of Land Management

1984-pres. Research Associate, Paleontology, Los Angeles County Museum of Natural History

1982-pres. Member, Society of Vertebrate Paleontology

1980-pres. Member, Society for Historical Archaeology

KIM M. SCOTT

Paleontologist, Geologist

Professional Experience

2002–pres. Geologist and Paleontology Field Supervisor for Cogstone Resource Management Inc. Write paleontologic proposals and reports, stratigraphic representation of fossils recovered from mitigation projects, site mapping of fossil quarries, field training of paleontology personnel, and fossil preparation.

2000–2003 Geologist/ paleontologist for L&L Environmental and PaleoEnvironmental Associates. Responsible for portions paleontologic environmental mitigation reports, stratigraphic representation of fossils recovered from mitigation projects, site mapping of fossil quarries, field training of paleontology personnel, cataloguing of fossils recovered in the field, and fossil preparation. Also responsible for field work and reports on Phase 1 studies.

1999-2002 Consultant for Orange County, CA. Responsible for development and testing of database for the archaeology and paleontology collections of Orange County.

1999-2000 Lab technician for RMW Paleo Associates, Inc. Responsible for preparation of recovered fossils, collections organization, and review of field crews notes for completeness.

1995-1999 Assistant Collections Manager and Field Paleontologist for the San Bernardino County Museum. Responsible for and recovery of fossils from job sites, geologic descriptions, stratigraphic mapping, mapping of fossil quarries, site photography, and surveys of new areas for paleontological potential. Also preparation of recovered fossils, collections organization, cataloging and accessioning of recovered material, plotting sites on topographic maps, assigning locality numbers, review of field crews notes for completeness, and scientific illustrations of fossils for reports, professional publications, and taphonomic reference.

Selected Projects

2005 A Pleistocene Pond: Fossils from Inland Empire Utility Agency Regional Plant #2, City of Chino Hills, California

2004 Paleontological assessment report for Camp Roberts and Camp San Luis Obispo, San Luis Obispo County, California

2003 Paleontological Assessment of Owens Lake, Owens Valley PM10 Planning Area, Inyo County, California. Also paleontological section of environmental document.

1995-1999 Diamond Valley Lake/Eastside Reservoir Project. Field work and cataloguing of several thousand specimens.

Education

2000 B. S., Geology with an emphasis in Paleontology, University of California, Los Angeles

2001- pres. Working on M. S., Biology with an emphasis in Paleontology, California State University, San Bernardino

Affiliations

Society of Vertebrate Paleontology, Geological Society of America

APPENDIX B.
PALEONTOLOGY RECORDS SEARCH RESULTS

SAN BERNARDINO COUNTY MUSEUM
2024 Orange Tree Lane • Redlands, California USA 92374-4560
(909) 307-2669 • Fax (909) 307-0539 • www.sbcountymuseum.org

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

ROBERT L. McKERNAN
Director

16 August 2005

Cogstone Resource Management, Inc.
attn: Sherri Gust
1801 E. Parkcourt Place, Suite B102
Santa Ana, CA 92701

re: **PALEONTOLOGY LITERATURE AND RECORDS REVIEW, RICHHAVEN PROJECT, CITY OF ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA**

Dear Sherri,

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) has completed a literature review and records search for the above-named project property in southern Ontario, San Bernardino County, California. The study area is located in the western portion of section 12 and the northern half of section 13, Township 2 South, Range 7 West, San Bernardino Base and Meridian, as seen on the Guasti, California 7.5' United States Geological Survey topographic quadrangle map (1966 edition, photorevised 1981).

Previous geologic mapping (Bortugno and Spittler, 1986; Morton and Miller, 2003) indicates that the proposed Richhaven property is located entirely upon surface exposures of Quaternary eolian deposits dating to the latest Pleistocene and Holocene Epochs (= **Qye**). These sediments have low potential to contain significant nonrenewable paleontologic resources, and so are assigned low paleontologic sensitivity. However, it is possible that older Pleistocene sedimentary rock units are present at depth in this area. If present, such sediments would have high paleontologic sensitivity. Older Pleistocene alluvial sediments elsewhere throughout the Inland Empire have been reported to yield significant fossils of plants and extinct animals from the Ice Age (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Scott, 1997; Springer and others, 1998, 1999; Anderson and others, 2002). Fossils recovered from these Pleistocene sediments represent extinct taxa including mammoths, mastodons, ground sloths, dire wolves, short-faced bears, sabre-toothed cats, large and small horses, large and small camels, and bison (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Scott, 1997; Springer and others, 1998, 1999).

For this review, I conducted a search of the Regional Paleontologic Locality Inventory (RPLI) at the SBCM. The results of this records search indicated that no paleontologic localities are recorded from within the boundaries of the proposed study area, nor from within at least one mile in any direction. The nearest paleontologic resource locality that has yielded fossils from Pleistocene older alluvium (SBCM 5.1.8) is situated roughly 1 ½ miles northeast of the property. This locality yielded fossil

remains of extinct mammoth (*Mammuthus*) from depths of approximately 20' below the existing ground surface. The proximity of this locality to the study area indicates that fossil-bearing sediments of Pleistocene age are present at depth in this area.

Recommendations

The results of the literature review and the check of the RPLI at the SBCM demonstrate that excavation in conjunction with development may have high potential to adversely impact significant nonrenewable paleontologic resources present within the boundaries of the proposed Richhaven property, depending upon the proposed depth of excavation. If excavation is restricted to depths of approximately 15' below the existing ground surface, or less, then older Pleistocene sediments are not expected to be encountered. At these depths, no program to mitigate adverse impacts to paleontologic resources is recommended at this time.

In the event that excavation is expected to exceed 15' below the existing ground surface in depth, a qualified vertebrate paleontologist must be retained to develop a program to mitigate impacts to such resources. This mitigation program should be consistent with the provisions of the California Environmental Quality Act (Scott and Springer, 2003), as well as with regulations currently implemented by the County of San Bernardino and the proposed guidelines of the Society of Vertebrate Paleontology. This program should include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Based upon the results of this review, areas of concern include any and all previously-undisturbed sediments of Pleistocene older alluvium present at depth within the boundaries of the property. Paleontologic monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. *As discussed above, monitoring is not necessary unless fossils and/or potentially-fossiliferous units are encountered and determined upon exposure and examination by qualified paleontologic personnel to have potential to contain fossil resources.* If the potentially-fossiliferous units described herein are present in the subsurface, but are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources, monitoring is not necessary.

2. Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils is essential in order to fully mitigate adverse impacts to the resources (Scott and others, 2004).

3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). These procedures are also essential steps in effective paleontologic mitigation (Scott and others, 2004) and CEQA

compliance (Scott and Springer, 2003). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.

4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, would signify completion of the program to mitigate impacts to paleontologic resources.

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Please do not hesitate to contact us with any further questions you may have.

Sincerely,

Eric Scott, Curator of Paleontology
Division of Geological Sciences
San Bernardino County Museum

APPENDIX C.
NATIVE AMERICAN HERITAGE COMMISSION RESPONSE

STATE OF CALIFORNIA Arnold Schwarzenegger Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
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Web Site www.nahc.ca.gov

August 18, 2005

Sherri Gust
Cogstone Resource Management Inc.
1801 Parkcourt Pl. Bldg. B, Suite 102
Santa Ana, CA 92701

Sent by Fax: 714-245-0054
Number of Pages: 5

RE: Proposed Rich Haven Project, San Bernardino County

Dear Ms. Gust:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4040.

Sincerely,

for: Rob Wood
Environmental Specialist III

08/18/2005 09:41 FAX 916 657 5390 NAHC 002

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August 18, 2005

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

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

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed Rich Haven Project, San Bernardino County.

08/18/2005 09:41 FAX 916 657 5390 NAHC 003

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