APPENDIX E3:
EBPSP CULTURAL RESOURCES



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CULTURAL RESOURCES STUDY FOR THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN PROJECT

CITY OF ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA

Lead Agency:

City of Ontario
Planning Department
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December 18, 2025; Revised January 9, 2026

BFSA Environmental Services
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Archaeological Database Information

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Report Date:	December 18, 2025; Revised January 9, 2026
Report Title:	Cultural Resources Study for the Eucalyptus Business Park Specific Plan Project, City of Ontario, San Bernardino County, California
Type of Study:	Phase I Cultural Resources Survey
Cultural Resources:	Historic Sites Temp-1 to Temp-15
USGS Quadrangle:	*Prado Dam,* and *Corona North, California* (7.5-minute)
Acreage:	approximately 300 acres
Key Words:	Survey; historic structure evaluations of Sites Temp-1 to Temp-15; sites Temp-1 to Temp-9, Temp-11, Temp-12, and Temp-14 evaluated as not eligible for listing on the NRHP, CRHR, or City of Ontario Historic Landmark list; sites Temp-10, Temp-13, and Temp-15 eligible for listing on the NRHP, CRHR, or City of Ontario Historic Landmark list; archaeological monitoring recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request by T&B Planning, Inc., BFSA Environmental Services, a Perennial Company (BFSA) conducted a cultural resources study for the Eucalyptus Business Park Specific Plan Project. The project is located northeast of Campus and Eucalyptus avenues, bound by Campus, Walker, and Eucalyptus Avenues, with off-site improvement corridors mainly located along Campus, Walker, Eucalyptus, Bon View and Grove Avenues and Edison Avenue/Ontario Ranch Road, in the city of Ontario, San Bernardino County, California. The subject property is situated within the United States Geological Survey (USGS) *Prado Dam* and *Corona North, California* (7.5-minute) topographic quadrangles in the Santa Ana Del Chino Land Grant (Township 2 South, Range 7 West [projected]). As designed, the approximately 300-acre project proposes the development of an approximately 140-acre business park with approximately 100 acres of a developed park area (approximately 36 acres within the project and 54 acres outside the project but within the limits of disturbance). In addition, project improvements include approximately 50 acres of off-site infrastructure, such as roadways and utilities

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Ontario's environmental review process, conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project included the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton), in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity. BFSA also requested a Sacred Lands File (SLF) search by the Native American Heritage Commission (NAHC).

A review of the records search provided by the SCCIC indicates that 11 resources (10 historic and one prehistoric) have been recorded within one mile of the project, none of which were recorded within the project. The NAHC SLF search results were negative for the presence of any sacred sites or Tribal Cultural Resources within the project. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter to request any information regarding Native American sites within the project.

The cultural resources survey of the project was conducted on April 29, 30 and May 2, 2025, and resulted in the discovery of 15 historic sites collectively containing 25 historic single-family residences, 15 historic detached garages, 12 historic dairy farms, one historic farm, and several ancillary structures. Only the 8458 Edison Avenue single-family residence, detached garage, milking parlor, and ancillary structure within Temp-9 and sites Temp-10 to Temp-15 will not be directly impacted by the proposed development. All of the remaining resources will be impacted by the development of the Eucalyptus Business Park Specific Plan Project.

A review of the resources, research, and in-depth analysis of sites Temp-1 to Temp-15 have found that three properties (Temp-10, Temp-13, and Temp-15) are eligible for the National

Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local listing under the City of Ontario's Historic Landmark Designation. However, none of the historic buildings and structures within these properties will be removed by the proposed project, and the current development design will not adversely impact their eligibility for the NRHP, CRHR, or local listing under the City of Ontario's Historic Landmark Designation. Based upon the conclusions reached during the current study, no mitigation measures are recommended for sites Temp-1 to Temp-15, as no adverse impacts to significant resources are associated with the proposed development of the property.

Although no site-specific mitigation measures for sites Temp-1 to Temp-15 are recommended, the potential exists that unidentified significant historic deposits may be present that are related to the occupation of this location since the early twentieth century. Because of the potential to encounter buried cultural deposits, monitoring of grading by a qualified archaeologist is recommended. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. A recommended Mitigation Monitoring and Reporting Program (MMRP) has been provided in this report. As part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton.

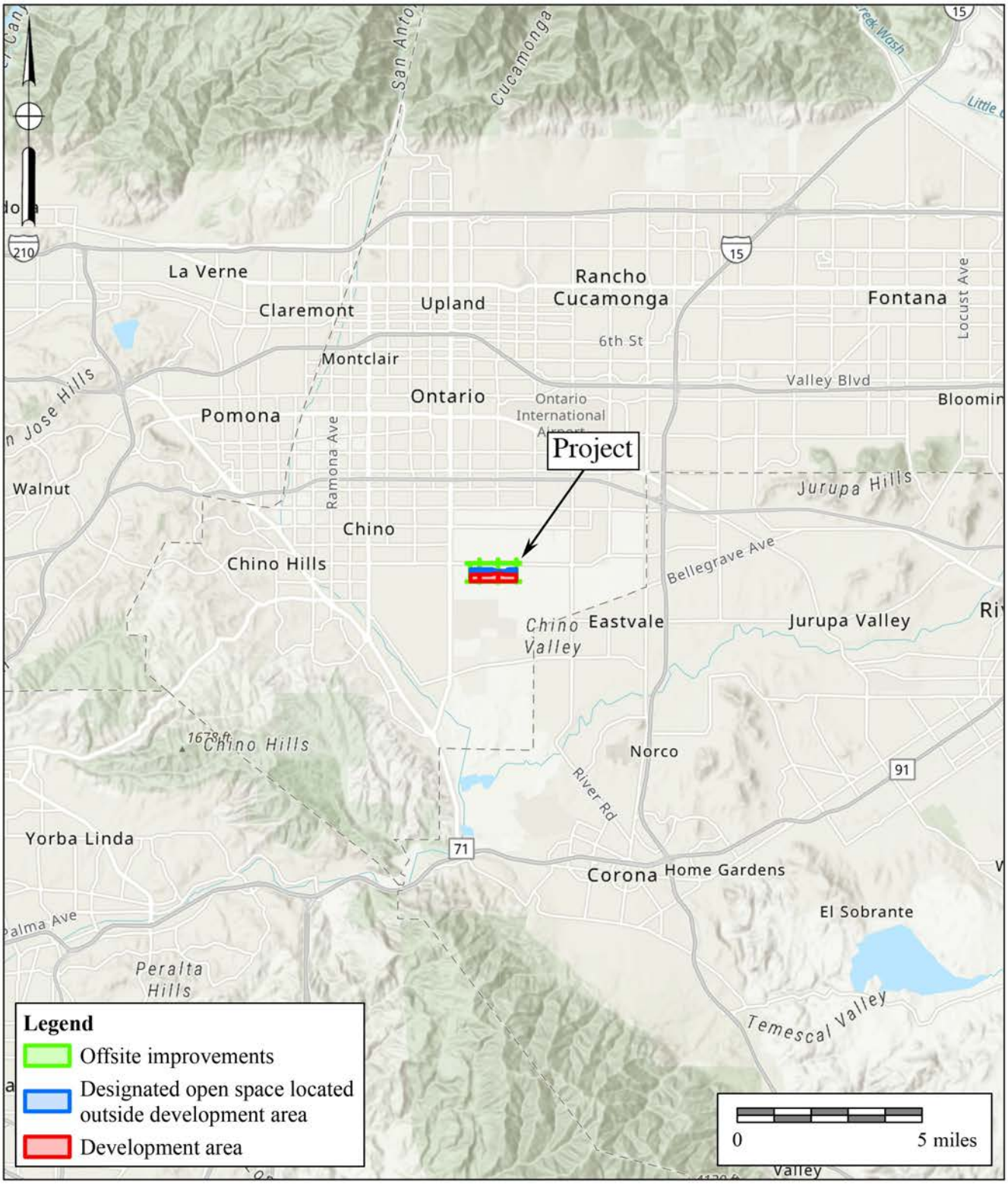
1.0 INTRODUCTION

1.1 Project Description

The cultural resource survey program for the Eucalyptus Business Park Specific Plan Project was conducted in order to comply with CEQA and City of Ontario environmental requirements. The development parcel is bound by Campus, Walker, and Eucalyptus Avenues, and the off-site improvement corridors are mainly located along Campus, Walker, Eucalyptus, Bon View and Grove Avenues and Edison Avenue/Ontario Ranch Road in the city of Ontario, San Bernardino County, California (Figure 1.1–1). The subject property is situated within the USGS *Prado Dam* and *Corona North, California* (7.5-minute) topographic quadrangles in the Santa Ana Del Chino Land Grant (Township 2 South, Range 7 West [projected]) (Figure 1.1–2). As designed, the approximately 300-acre project proposes the development of an approximately 140-acre business park with approximately 100 acres of a developed park area (approximately 36 acres within the project and 54 acres outside the project but within the limits of disturbance). In addition, project improvements include approximately 50 acres of off-site infrastructure, such as roadways and utilities (Figure 1.1–3).

The business park consists of Accessor's Parcel Numbers (APN) 1053-531-04, 1053-541-01, 1053-551-01, 1053-571-01 and -02, 1053-581-03 and -04, 0216-321-01 and -07, and 0216-322-01 and portions of APNs 1053-531-01, 1053-551-01, 0216-321-02 and -06, 0216-322-02 and 0216-322-10. Designated developed park area located in the project boundary consists of APNs 1053-531-02 and -03, and 1053-541-02, and portions of APNs 1053-531-01, 1053-551-01, 0216-321-02 and -06, 0216-322-02 and -10. Designated developed park area located outside the project boundary but within the limits of disturbance include portions of APNs 1053-371-01, 1053-351-01, 1053-351-02, 1053-341-01 and -02, 0216-321-03 and -08, 0216-322-03, and 0216-322-10. All other parcels and portions of parcels within the limits of disturbance will not be impacted by the proposed project. No assessor's parcels are associated with the offsite infrastructure improvements.

The property is currently partially developed with dairies, trucking facilities, associated structures, and paved/gravel parking areas. The subject property was previously graded for the dairy and trucking operations, and ground visibility was also highly limited due to dense vegetation growth and flooding in the southwest and central areas of the on-site portion of the project. The decision to request the current investigation was based upon the cultural resource sensitivity of the locality, as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which, in this particular case, include historic dairy businesses.

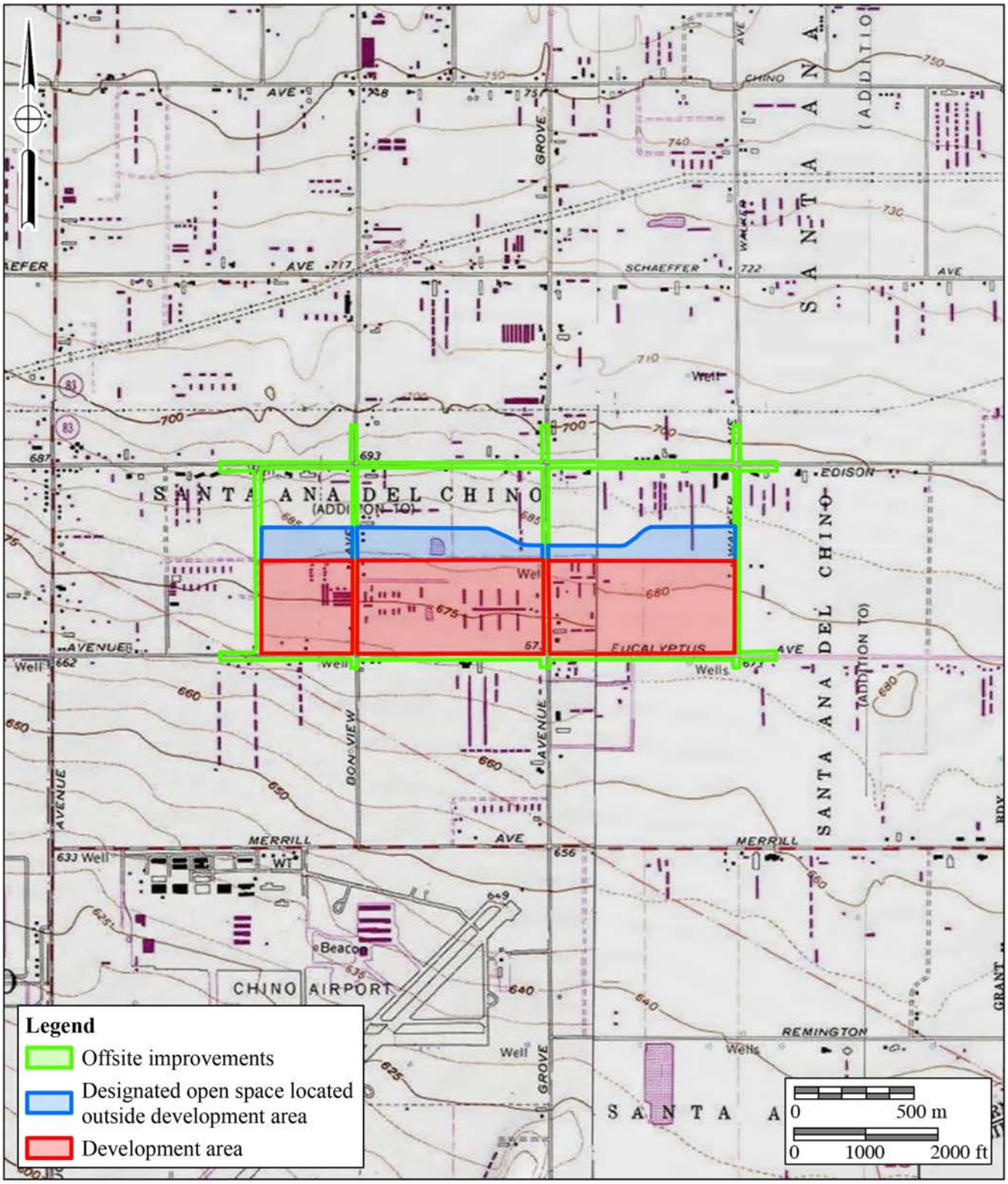


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Figure 1.1−1
General Location Map

The Eucalyptus Business Park Specific Plan Project

Esri World Topographic Map

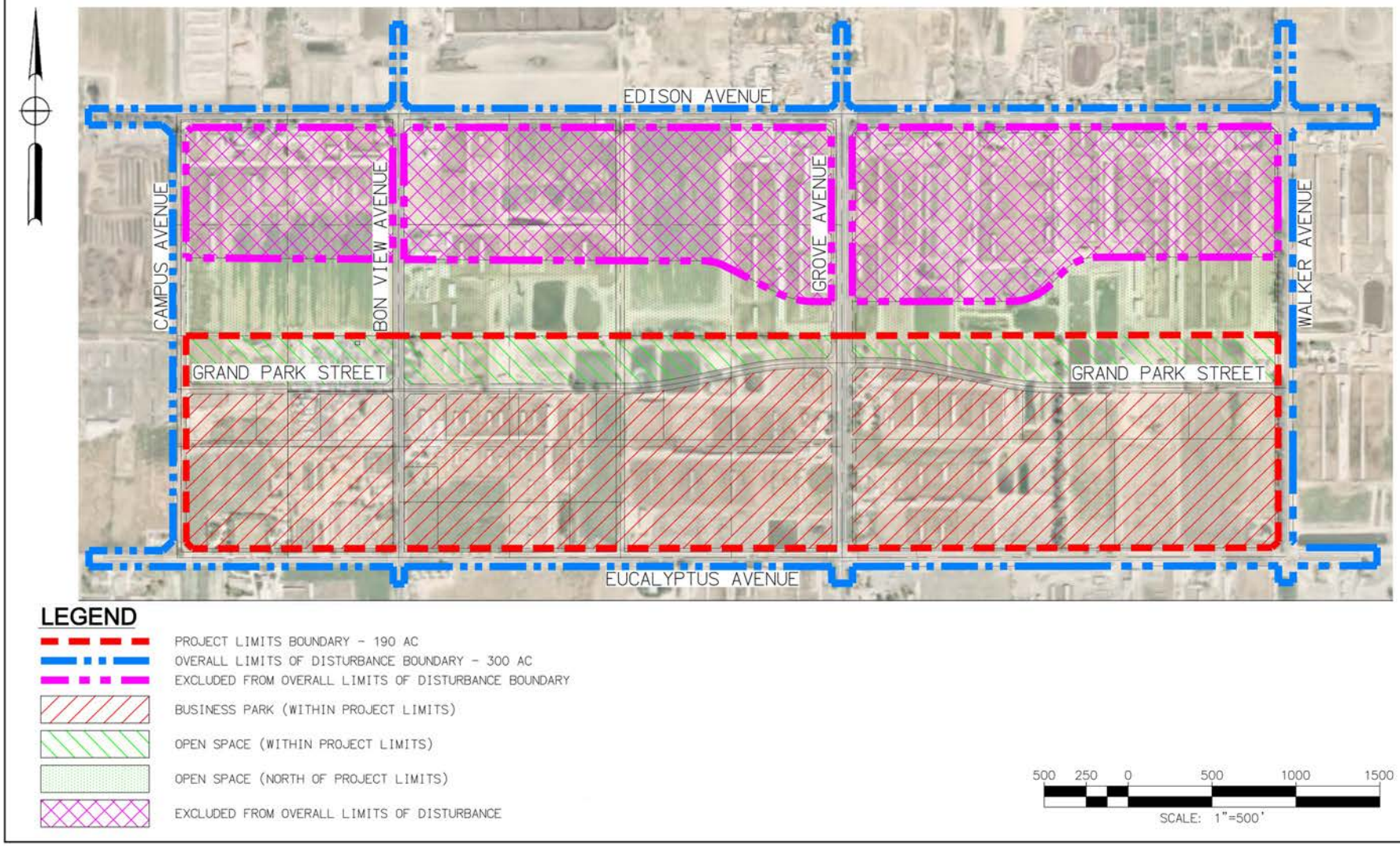


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Figure 1.1−2
Project Location Map

The Eucalyptus Business Park Specific Plan Project

USGS *Prado Dam*, *Corona North*, *Guasti*, and *Ontario* Quadrangles (7.5-minute series)



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Figure 1.1–3

Project Development Map

The Eucalyptus Business Park Specific Plan Project

1.2 Environmental Setting

The Eucalyptus Business Park Specific Plan Project is located in southwestern San Bernardino County in the city of Ontario. The subject property lies within the Chino Basin, south of the San Gabriel Mountains, north of the Jurupa Mountains, and west of the San Bernardino Mountains. The Chino Basin is situated within the upper Santa Ana Valley and is a relatively flat alluvial plain formed from sediments deposited by the Santa Ana River and its tributaries, such as Chino and Cucamonga creeks, within the Peninsular Ranges Geomorphic Province of southern California. The Peninsular Ranges are a series of northwest- to southeast-trending mountain ranges, separated by similarly trending valleys, that make up the southernmost segment of a chain of North American Mesozoic batholiths extending from Alaska to the southern tip of Baja California. Elevations within the project range from approximately 600 to 705 feet above mean sea level.

Geologically, the project is located in the distal margins of the broad alluvial floodplain of the ancestral Santa Ana River (Morton and Miller 2006). The entire project is mapped as being underlain by late Quaternary (middle Holocene) young sandy alluvial fan deposits, which in turn overlie, at shallow depths, middle to late Quaternary (middle to late Pleistocene) very old sandy alluvial fan deposits (Wirths 2019). Additionally, late Pleistocene to early Holocene young sandy axial channel deposits occur in steam channels near the southernmost areas of the project and late Pleistocene to early Holocene young alluvial fan deposits occur east of the northern off-site alignments (Wirths 2019).

During the prehistoric period, vegetation near the project provided sufficient food resources to support prehistoric human occupants. Animals that inhabited the project during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the project during the prehistoric occupation offered a rich nutritional resource base. Fresh water was likely obtainable from the Chino and Cucamonga creeks, and the Santa Ana River. Historically, the property likely contained the same plant and animal species that are currently present in the region.

1.3 Cultural Setting

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups represent the three general cultural periods in San Bernardino County. The following discussion of the cultural history of San Bernardino County references the San Dieguito Complex, the Encinitas Tradition, the Milling Stone Horizon, the La Jolla Complex, the Pauma Complex, and the San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component in the southwestern area of San Bernardino County was represented by the Gabrielino and Serrano Indians. According to Kroeber (1976), the Serrano likely owned a stretch of the Sierra Madre from Cucamonga east to above Mentone and halfway up to San Timoteo Canyon, including the San Bernardino Valley and nearly reaching Riverside County. However, Kroeber (1976) also states that this area has been assigned to the Gabrielino, “which would be a more natural division of topography, since it would

leave the Serrano pure mountaineers."

Absolute chronological information, where possible, will be incorporated into this discussion to examine the effectiveness of continuing to use these terms interchangeably. Reference will be made to the geologic framework that divides the culture chronology of the area into four segments: late Pleistocene (20,000 to 10,000 years before the present [YBP]), early Holocene (10,000 to 6,650 YBP), middle Holocene (6,650 to 3,350 YBP), and late Holocene (3,350 to 200 YBP).

Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation, utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

The Archaic Period of prehistory began with the onset of the Holocene circa 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). The general warming trend caused sea levels to rise, lakes to evaporate, and drainage patterns to change. In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and sea levels. The coastal shoreline at 8,000 YBP, depending upon the particular area of the coast, was near the 20-meter isobath, or one to four kilometers further west than its present location (Masters 1983).

The rising sea level during the early Holocene created rocky shorelines and bays along the coast by flooding valley floors and eroding the coastline (Curray 1965; Inman 1983). Shorelines were primarily rocky with small littoral cells, as sediments were deposited at bay edges but rarely discharged into the ocean (Reddy 2000). These bays eventually evolved into lagoons and estuaries, which provided a rich habitat for mollusks and fish. The warming trend and rising sea levels generally continued until the late Holocene (4,000 to 3,500 YBP).

At the beginning of the late Holocene, sea levels stabilized, rocky shores declined, lagoons filled with sediment, and sandy beaches became established (Gallegos 1985; Inman 1983; Masters 1994; Miller 1966; Warren and Pavesic 1963). Many former lagoons became saltwater marshes surrounded by coastal sage scrub by the late Holocene (Gallegos 2002). The sedimentation of the lagoons was significant in that it had profound effects upon the types of resources available to prehistoric peoples. Habitat was lost for certain large mollusks, namely *Chione* and *Argopecten*, but habitat was gained for other small mollusks, particularly *Donax* (Gallegos 1985; Reddy 2000). The changing lagoon habitats resulted in the decline of larger shellfish, the loss of drinking water, and the loss of Torrey Pine nuts, causing a major depopulation of the coast as people shifted inland to reliable freshwater sources and intensified their exploitation of terrestrial small game and plants, including acorns (originally proposed by Rogers 1929; Gallegos 2002).

The Archaic Period in southern California is associated with a number of different cultures, complexes, traditions, horizons, and periods, including San Dieguito, La Jolla, Encinitas, Milling Stone, Pauma, and Intermediate.

Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Bernardino County, marking the transition to the Late Prehistoric Period. This period has been characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

Protohistoric Period (Late Holocene: 1790 to Present)

Gabrielino

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino lived in permanent villages and smaller resource gathering camps, which were occupied at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, and smaller seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, and secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams, as well as in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978a; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray, shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin, porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and snakes (Bean and Smith 1978a; Kroeber 1976).

The social structure of the Gabrielino is little known; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978a; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, which was a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978a; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978a; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978a; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978a; Kroeber 1976).

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could accommodate anywhere from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a *yuvar,* an open-air structure built near the chief's house (Bean and Smith 1978a; Kroeber 1976).

Clothing was minimal. Men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978a; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite, since it was highly valued by groups throughout southern California (Bean and Smith 1978a; Kroeber 1976).

Serrano

Aboriginally, the Serrano occupied an area east of present-day Los Angeles. According to Bean and Smith (1978b), definitive boundaries are difficult to place for the Serrano due to their sociopolitical organization and a lack of reliable data:

> The Serrano were organized into autonomous localized lineages occupying definite, favored territories, but rarely claiming any territory far removed from the lineage's home base. Since the entire dialectical group was neither politically united nor amalgamated into supralineage groups, as many of their neighbors were, one must speak in terms of generalized areas of usage rather than pan-tribal holdings. (Strong [1929] in Bean and Smith 1978b)

However, researchers place the Serrano in the San Bernardino Mountains east of Cajon Pass, and at the base of and north of the mountains near Victorville, east to Twentynine Palms, and south to the Yucaipa Valley (Bean and Smith 1978b). Serrano has been broadly used for languages in the

Takic family, including Serrano, Kitanemuk, Vanyume, and Tataviam.

The Serrano were part of "exogamous clans, which in turn were affiliated with one of two exogamous moieties, *tuk*^{w}*utam* (Wildcat) and *wahiʔiam* (Coyote)" (Bean and Smith 1978b). According to Strong (1971), details such as number, structure, and function of the clans are unknown. Instead, he states that clans were not political, but were rather structured based upon "economic, marital, or ceremonial reciprocity, a pattern common throughout Southern California" (Bean and Smith 1978b). The Serrano formed alliances amongst their own clans and with Cahuilla, Chemehuevi, Gabrielino, and Cupeño clans (Bean and Smith 1978b). Clans were large, autonomous, political and landholding units organized patrilineally, with all males descending from a common male ancestor, including all wives and descendants of the males. However, even after marriage, women would still keep their original lineage and would still participate in those ceremonies (Bean and Smith 1978b).

According to Bean and Smith (1978b), the cosmogony and cosmography of the Serrano are very similar to those of the Cahuilla:

> There are twin creator gods, a creation myth told in "epic poem" style, each local group having its own origin story, water babies whose crying foretells death, supernatural beings of various kinds and on various hierarchically arranged power-access levels, an Orpheus-like myth, mythical deer that no one can kill, and tales relating the adventures (and misadventures) of Coyote, a tragicomic trickster-transformer culture hero. (Bean [1962-1972] and Benedict [1924] in Bean and Smith 1978b)

The Serrano had a shaman, a person who acquired their powers through dreams, which were induced through ingestion of the hallucinogen datura. The shaman was mostly a curer/healer, using herbal remedies and "sucking out the disease-causing agents" (Bean and Smith 1978b).

Serrano village locations were typically located near water sources. Individual family dwellings were likely circular, domed structures. Daily household activities would either take place outside of the house out in the open, or under a ramada constructed of a thatched willow pole roof held up by four or more poles inserted into the ground. Families could consist of a husband, wife/wives, unmarried female children, married male children, the husband's parents, and/or widowed aunts and uncles. Rarely, an individual would occupy his own house, typically in the mountains. Serrano villages also included a large ceremonial house where the lineage leader would live, which served as the religious center for lineages or lineage-sets, granaries, and sweathouses (Bean and Smith 1978b).

The Serrano were primarily hunters and gatherers. Vegetal staples varied with locality. Acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also

hunted. The bow and arrow were used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was communally hunted, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). Earth ovens were used to cook meat, bones were boiled to extract marrow, and blood was either drunk cold or cooked to a thicker consistency and then eaten. Some meat and vegetables were sun-dried and stored. Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

The Serrano were very similar technologically to the Cahuilla. In general, manufactured goods included baskets, some pottery, rabbit-skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats for floor and wall coverings, bags, storage pouches, cordage (usually comprised of yucca fiber), and nets (Heizer 1978).

Historic Period

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions began colonizing southern California and gradually expanded their use of the interior valley (presently western Riverside County) for raising grain and cattle to support the missions. The San Gabriel Mission claimed lands in present-day areas of Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, and the San Luis Rey Mission claimed land in present-day areas of Lake Elsinore, Temecula, and Murrieta (Patterson 1971). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

In the mid to late 1770s, Juan Bautista de Anza passed through much of what is now Riverside County while searching for an overland route from Sonora, Mexico to San Gabriel and Los Angeles, describing fertile valleys, lakes, and sub-desert areas (Patterson 1971). Spanish missionaries formed Mission San Gabriel in the San Bernardino Valley in the early nineteenth century. The mission established Rancho San Bernardino in 1819, which included the present-day areas of San Bernardino, Fontana, Rialto, Redlands, and Colton (City of San Bernardino 2015). Since there was no reliable water source in the area, from 1819 to 1820, the missionaries developed a zanja through the use of Native American labor from the Guachama Rancheria (Smallwood 2006). The creation of the zanja was implemented to divert waters from Mill Creek all the way through the city of Redlands, ending near the mission to assist with agricultural enterprises. The new water source allowed nearby ranching districts to develop during the nineteenth century (City

of Redlands 2010; Smallwood 2006).

Mexico gained independence in 1822 and desecularized the missions in 1832, signifying the end of the Mission Period (Brigandi 1998; Patterson 1971). By this time, the missions owned some of the best and most fertile land in southern California. In order for California to develop, the land would have to be made productive enough to turn a profit (Brigandi 1998). The new government began distributing the vast mission holdings to wealthy and politically connected Mexican citizens. The "grants" were called "ranchos," and many of these ranchos have lent their names to modern-day locales (Patterson 1971).

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from the San Luis Rey Mission petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

In 1846, war erupted between Mexico and the United States. In 1848, with the signing of the Treaty of Guadalupe Hidalgo, the region was annexed as a territory of the United States, which led to California becoming a state in 1850. These events generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health-seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals desiring to create utopian colonies.

In 1851, 500 Mormons moved to the Redlands/San Bernardino area and purchased Rancho San Bernardino from the Lugo family (City of Redlands 2010). The settlement that the Mormons created within the rancho was short-lived, however, as in 1857, Brigham Young recalled all Mormons in San Bernardino back to Utah. Approximately 1,400 Mormons returned to Utah, while

the remaining 45 percent stayed in San Bernardino, choosing "to forsake the church rather than leave their homes" (Lyman 1989).

By the late 1880s and early 1890s, there was growing discontent between San Bernardino and Riverside, its neighbor 10 miles to the south, due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of only San Bernardino, several people from Riverside decided to investigate the possibility of a new county. In May 1893, voters living within portions of San Bernardino County (to the north) and San Diego County (to the south) approved the formation of Riverside County. Early business opportunities were linked to the agriculture industry, but commerce, construction, manufacturing, transportation, and tourism also provided a healthy local economy (Patterson 1971).

General History of the Ontario Area

In late 1881, Canadian brothers George and William Chaffey purchased 6,218 acres of land in the Cucamonga Desert, known as the "San Antonio lands." The Chaffey brothers soon expanded south to the Southern Pacific Railroad tracks and north into the San Antonio Canyon (City of Ontario n.d.). The Chaffey brothers intended to establish a "model colony" for migrants and named the area "Ontario" after their hometown. However, before the land could be used, water had to be found and brought into the town. As such, George Chaffey laid miles of cement pipe from the San Antonio Canyon, later tapped into by the San Antonio Water Company. The need for electric power to pump water from the deep wells in the San Antonio Canyon led to the establishment of the first commercially successful hydroelectric plant in the country, the Ontario Power Company (City of Ontario n.d.).

During the late nineteenth century, anyone purchasing land within the Ontario Colony automatically received shares in the water company, which ensured that water would be pumped to their property. This development aided in the establishment of agricultural properties, primarily citrus groves. The Ontario Colony was officially incorporated as a city in 1891 and continued to grow throughout the twentieth century (City of Ontario n.d.). The city became known for air flight after Judge Archie Mitchell, Waldo Waterman, and other airplane enthusiasts founded Latimer Field in 1923. Urban growth eventually pushed the airfield further and further east to its present location, which currently functions as the Ontario International Airport. During World War II, the airport served as a busy training center for fighter jet pilots (City of Ontario n.d.).

The dairy industry flourished in the area from the 1950s to the 1980s. Concerned with what many viewed as a decline in suitable agricultural land, the County of San Bernardino Board of Supervisors designated 14,000 acres of agricultural land south and west of the city of Ontario as an "agricultural preserve" (City of Ontario 2006). With the dairy-friendly zoning in the southwest corner of San Bernardino County, many Dutch, Basque, and Portuguese families relocated to the region and became the cornerstone of the dairy industry. By the 1980s, the area was recognized as having more cows per acre and higher milk yields than anywhere else in the world (City of Ontario 2006). Starting in the late twentieth century, much of the preserve began

to be annexed by neighboring cities due to a housing boom and increased operating costs for dairies. In 1999, 8,200 acres were annexed by the City of Ontario, with the remaining land annexed by the City of Chino or Chino Hills. The portion annexed by the City of Ontario became known as the "New Model Colony," creating a connection to the Chaffey brothers' original "Model Colony of Ontario" (Galvin and Associates 2004; City of Ontario 2006).

1.3.1 Results of the Archaeological Records Search

The results of the records search (Appendix C) indicate that 11 resources (10 historic and one prehistoric) have been recorded within one mile of the project (Table 1.3–1).

Table 1.3–1
Archaeological Sites Recorded Within
One Mile of the Eucalyptus Business Park Specific Plan Project

Site Number	Resource Name	Site Description	NRHP/CRHR
P-36-024866	Anker Ranch	Historic Dairy Farm	Not eligible
P-36-026724	Verhoeven Dairy Residence and Milking Shed	Historic farm/ ranch complex	
P-36-023548	Van Vliet Dairy		Not evaluated
P-36-025440 and P-36-026051	Chino-Mira Loma No. 1 and No. 3 Transmission Lines	Historic Southern California Edison (SCE) electrical transmission line	Not eligible
P-36-026725	Lahorgue Farm	Historic farm/ ranch complex	
P-36-033019	Merrill Commerce Center Temp-1	Historic trash scatter	
P-36-033020	Merrill Commerce Center Iso-1	Isolated mano	
Site Temp-1	Parente 200 Temp-1	Historic single-family residence	
Site Temp-2	Parente 200 Temp-2	Two historic single-family residences	
Site Temp-3	Parente 200 Temp-3	Historic well and associated pumping equipment	

No previously recorded cultural resources have been mapped as overlapping the project or the proposed off-site improvements.

Six historic addresses (14306, 14316, and 14366 Bon View Avenue, 14361 South Grove Avenue, 7634 Eucalyptus Avenue, and 14350 Walker Avenue) have been documented within the project's limits of disturbance by the City of Chino Historic Resources Index database (CHRID). No formal site records have been filed for the six addresses; however, the historic sources (Table 1.3–2) list them as historic structures built from 1925 to 1973. The six historic addresses recorded

within the project were identified during the current survey and have been designated as Temp-1 (7634 Eucalyptus Avenue), Temp-3 (14366, 14306, and 14316 Bon View Avenue), Temp-8 (14361 South Grove Avenue), and Temp-9 (14350 Walker Avenue) and are discussed in Section 3.0.

Three additional historic properties that overlap the project but do not have historic-age structures within the limits of disturbance have been documented by CHRID (7587-7697 Edison Avenue, 8061 Edison Avenue, and 8335-8381 Edison Avenue). These three addresses were identified during the present survey and were designated Temp-10 (7587-7697 Edison Avenue), Temp-12 (8061 Edison Avenue), and Temp-15 (8335-8381 Edison Avenue). Additionally, although outside the limits of disturbance, one historic property (7721-7891 Edison Avenue and 14203 Bon View Avenue) recorded by CHRID is located adjacent to the off-site road improvements and the project. Therefore, due to the proximity to the proposed development, the property was recorded as Temp-11 (7721-7891 Edison Avenue and 14203 Bon View Avenue).The records search results indicate that 34 studies have been conducted within one mile of the project. Three of the previous studies overlap the project boundaries: one to the south along Eucalyptus Avenue (Foster and Greenwood 1985) and two to the east along Walker Avenue (Conroy and Stropes 2024; Garrison 2024). The previously conducted studies include formal surveys, focused assessments of street, pipeline, and/or transmission line alignments, and general regional overviews.

In addition to these studies, the entire subject property was surveyed for historic resources for the "Ontario Ranch Historic Context Statement and Resource Survey" (Urbana 2025). As a result of the study, three properties with buildings eligible for the NRHP and CRHR were identified within the project (7587-7697 Edison Avenue, 8185 Edison Avenue, and 8335-8381 Edison Avenue):

- The 7587-7697 Edison Avenue property was evaluated as significant under the Postwar, Large-Capacity Daries (1945-1980) significance theme. Urbana (2025) determined that the property is collectively eligible for listing under NRHP, CRHR, and City of Ontario Criterion A/1/a. Additionally, the 7697 Edison Avenue single-family residence was determined to be significant under Criterion C/3/d as representative of the Craftsman Bungalow style (1900s-1930s), and the 7587 Edison Avenue single-family residence was determined to be representative under Criterion C/3/d as representative of the Ranch architectural style (1950-1970).
- The 8185 Edison Avenue milking parlor was evaluated as significant under the Streamline Moderne, 1930s-1960s, context, and the 8185 Edison Avenue single-family residence was evaluated as significant under the Ranch style, 1950s-1970s, context (Urbana 2025). Both buildings are individually eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d. However, Urbana (2025) determined that the 8185 Edison Avenue property was not significant under the Postwar, Large-Capacity Dairies, 1945-1980, theme.

- The 8381 Edison Avenue single-family residence was evaluated as significant under the Craftsman Bungalow, 1900s-1930s, theme. Urbana (2025) determined that the residence was individually eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d. In contrast, the 8381 Edison Avenue milking parlor was not considered eligible under the Ranch style, 1950s-1970s, theme, and the property was not considered eligible under the Depression-Era and Wartime Dairies, 1930s-1945 or Postwar, Large-Capacity Dairies, 1945-1980, themes.

The remaining historic properties within the project were evaluated as not eligible under any criteria for the CRHR or NRHP (Urbana 2025). Of the three properties containing buildings that were evaluated as significant, none of the historic buildings or structures associated with the properties are located within the overall limits of disturbance. Nevertheless, as portions of the parcels associated with these historic properties will be impacted by the proposed development, the three historic properties with significant buildings were recorded as Temp-10 (7587-7697 Edison Avenue), Temp-13 (8185 Edison Avenue), and Temp-15 (8335-8381 Edison Avenue).

Table 1.3–2 lists all additional sources consulted as part of the records search for the Eucalyptus Business Park Specific Plan Project.

Table 1.3–2
Additional Sources Consulted for the
Eucalyptus Business Park Specific Plan Project

Source	Results
NRHP	Negative
CRHR	Negative
Historic USGS topographic maps	Structures visible within the project
Historic aerial imagery (Historic Aerials by NETR Online, Google Earth)	
"The City of Ontario's Historic Context for the New Model Colony Area" (Galvin and Associates 2004)	Dairy farm structures located within the project
City of Chino Historic Resources Index	Historic addresses located within one mile of the project
"Ontario Ranch Historic Context Statement and Resource Survey" (Urbana 2025)	Historic residences and dairy farm structures located within the project
City of Ontario Historic Resources Index California Historic Resource Inventory Database (City of Ontario)	Historic addresses located within the project and within one mile of the project

BFSA also requested a SLF search from the NAHC, which did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the project vicinity.

Based upon the results of the records search, there remains potential for historic resources primarily associated with the agricultural development of the region to be located within the project and off-site alignments.

1.4 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Criteria outlined in CEQA provide the guidance for making such a determination, as provided below.

1.4.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
2) The significance of a historical resource is materially impaired when a project:

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

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a) but does

meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Sections 15064.5 (d and e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC, as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is located in the city of Ontario in the southwestern portion of San Bernardino County. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of factors, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that were used to guide the initial investigations of any observed cultural resources:

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for the region?

For the historic residences, the potential for historic deposits is considered remote; therefore, the research process will focus upon the built environment and the individuals associated with the ownership, design, and construction of the buildings within the project footprint. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that were used to guide the initial investigations of any observed historic resources:

- Can the building be associated with any significant individuals or events?
- Is the building representative of a specific type, style, or method of construction?
- Is the building associated with any nearby structures? Does the building, when studied with nearby structures, qualify as a contributor to a potential historic district?

- Was the building designed or constructed by a significant architect, designer, builder, or contractor?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project occupants. Further, the overall goal of a historic structure assessment is to understand the construction and use of the buildings within their associated historic context. Therefore, adequate information on site function, context, and chronology from both an archaeological and historic perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural and historic resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
3) To place each cultural resource identified within a regional perspective;
4) To identify persons or events associated with any buildings and their construction; and
5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resource survey of the project development area and areas of off-site improvements, and the preparation of this technical report. This study was conducted in conformance with City of Ontario environmental requirements, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification of cultural resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

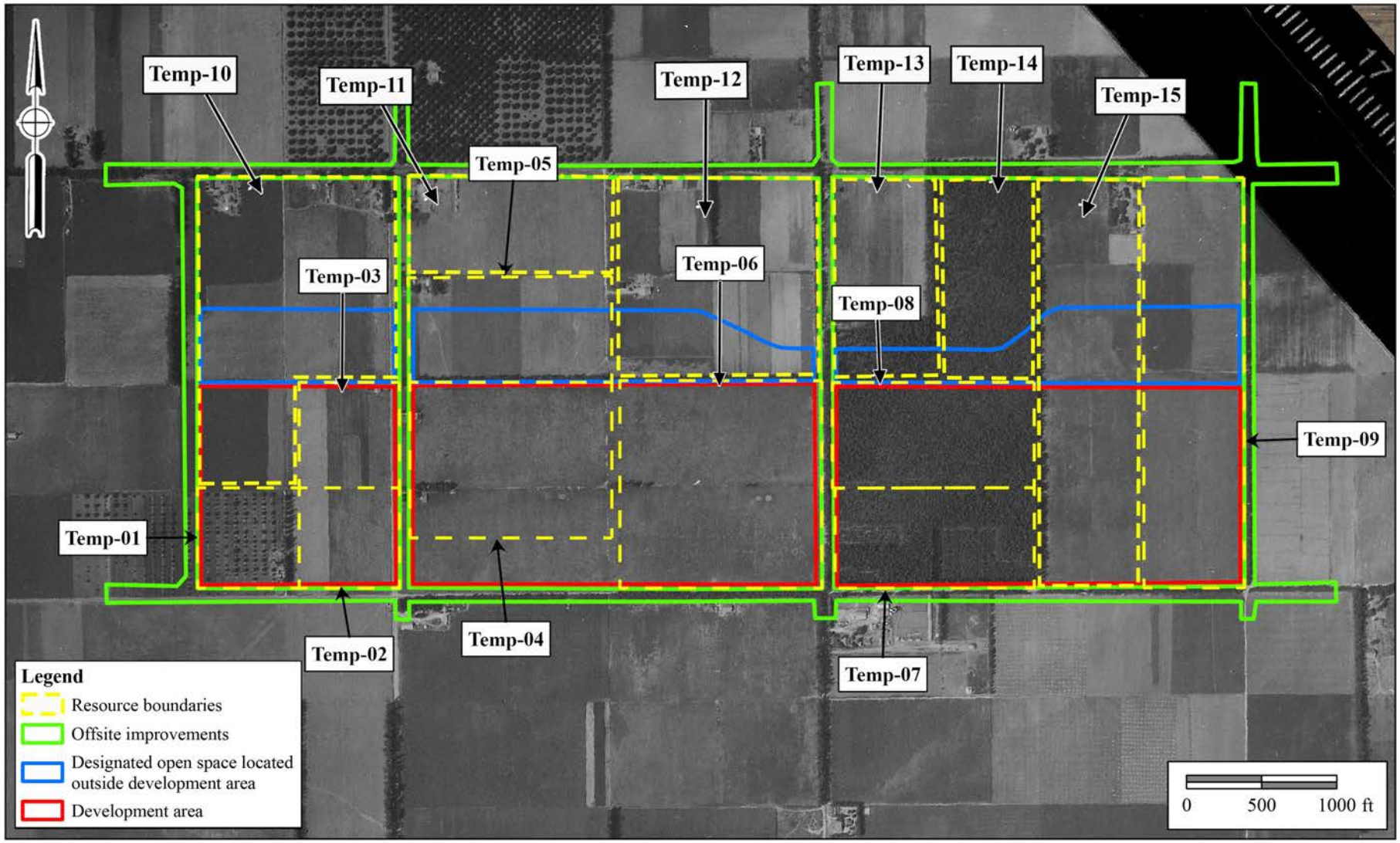
3.1 Methods

3.1.1 Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSA research library, the SCCIC, the City of Ontario, and the offices of the San Bernardino Assessor/County Recorder/County Clerk. The San Bernardino County Property Information System (PIMS) and the California Historical Resource Database (CHRID) helped to determine the date of construction for many of the resources identified within the property. Sanborn Fire Insurance maps were searched for at the San Diego Public Library. Ownership information and Lot Book pages were also obtained. Appendix E contains maps of the property, including historic USGS maps from 1942, 1954, 1967, and 1975 and the current Assessor's parcel map. Plates 3.1–1 to 3.1–8 show the property on the 1935, 1949, 1959, 1966, 1968, 1973, 1975, and 1994 historic aerial photographs. No Sanborn maps are available as the property is outside the Ontario coverage areas.

3.1.2 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 to 15 meters apart, when not obstructed by current development or active agricultural activity, while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were thoroughly investigated. Photographs documenting survey discoveries and overall survey conditions were taken frequently. All cultural resources were recorded as necessary according to the OHP's manual, *Instructions for Recording Historical Resources,* using Department of Parks and Recreation (DPR) forms.

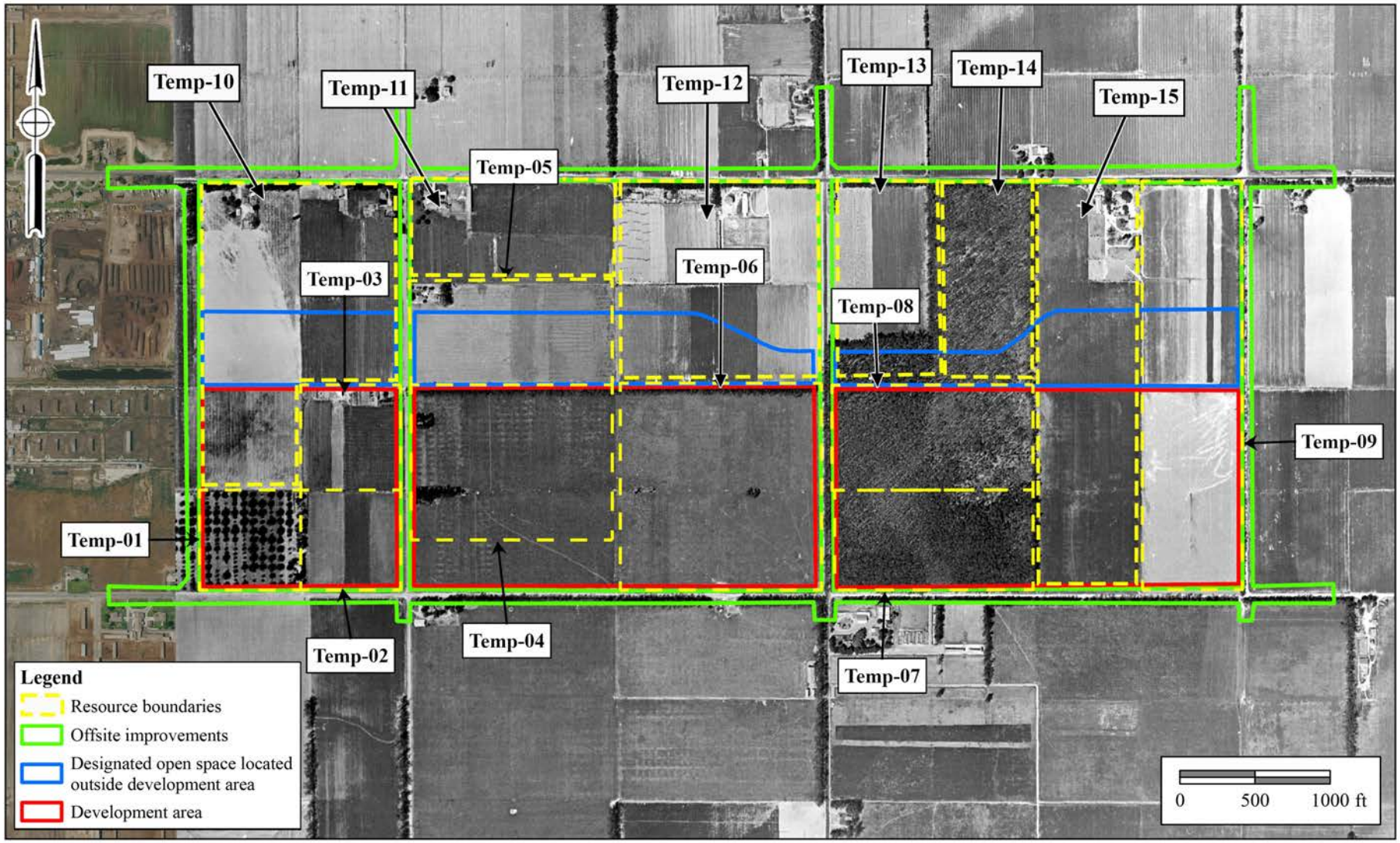


BFSA Environmental Services
A Perennial Company

Plate 3.1−1

1935 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project

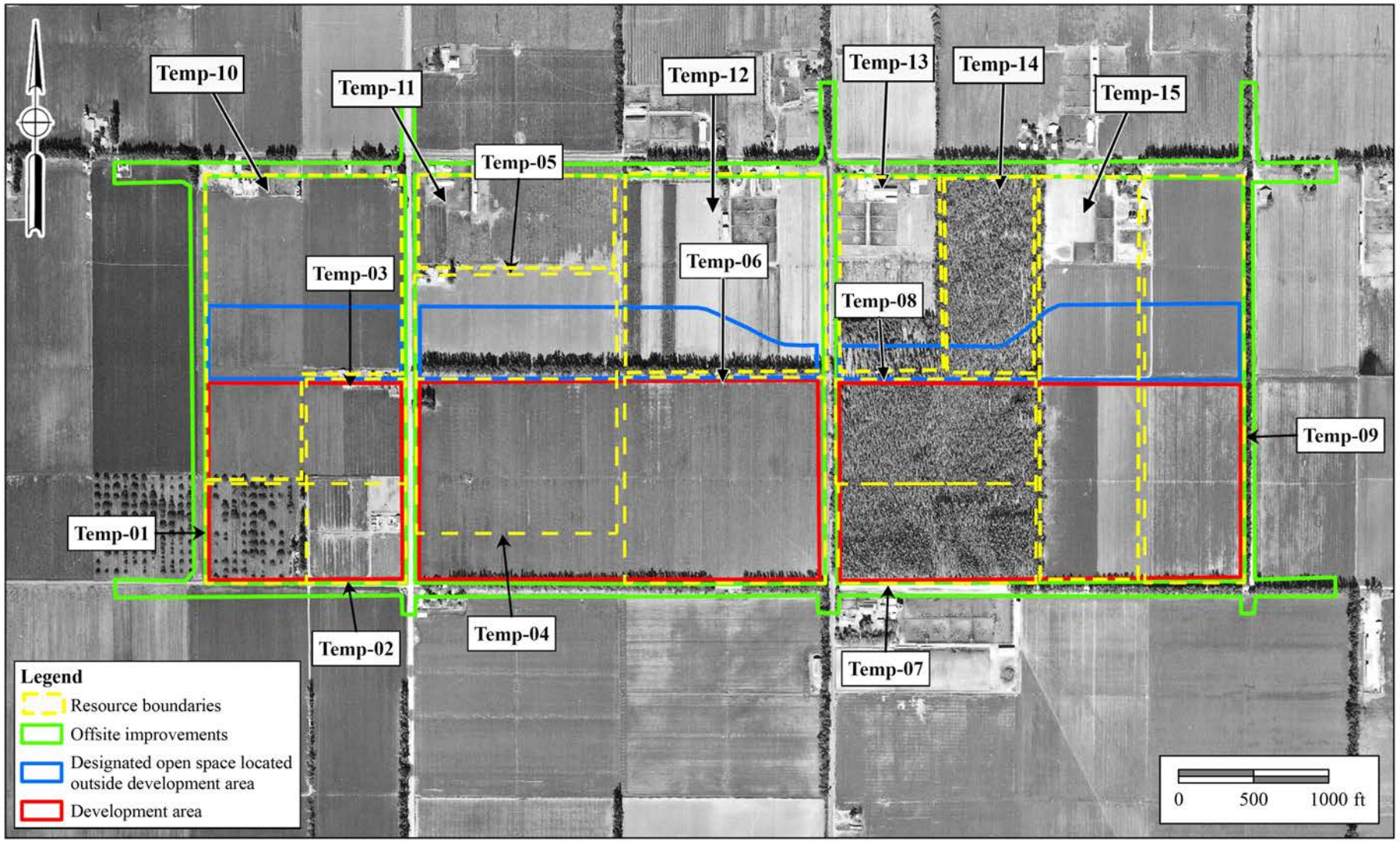


BFSA Environmental Services
A Perennial Company

Plate 3.1–2

1949 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project

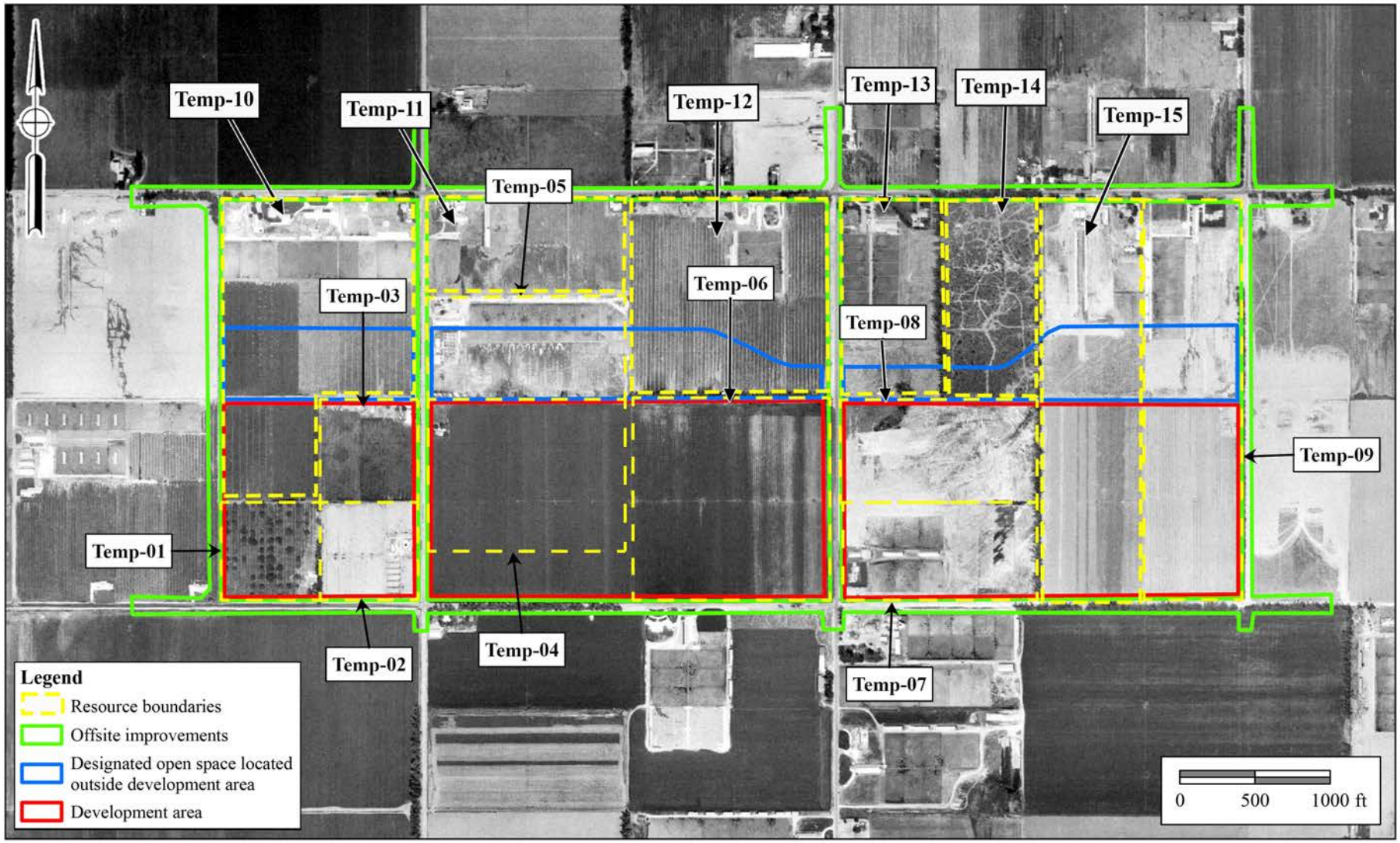


BFSA Environmental Services
A Perennial Company

Plate 3.1−3

1959 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.1–4

1966 Aerial Photograph

The Eucalyptus Business Specific Plan Park Project

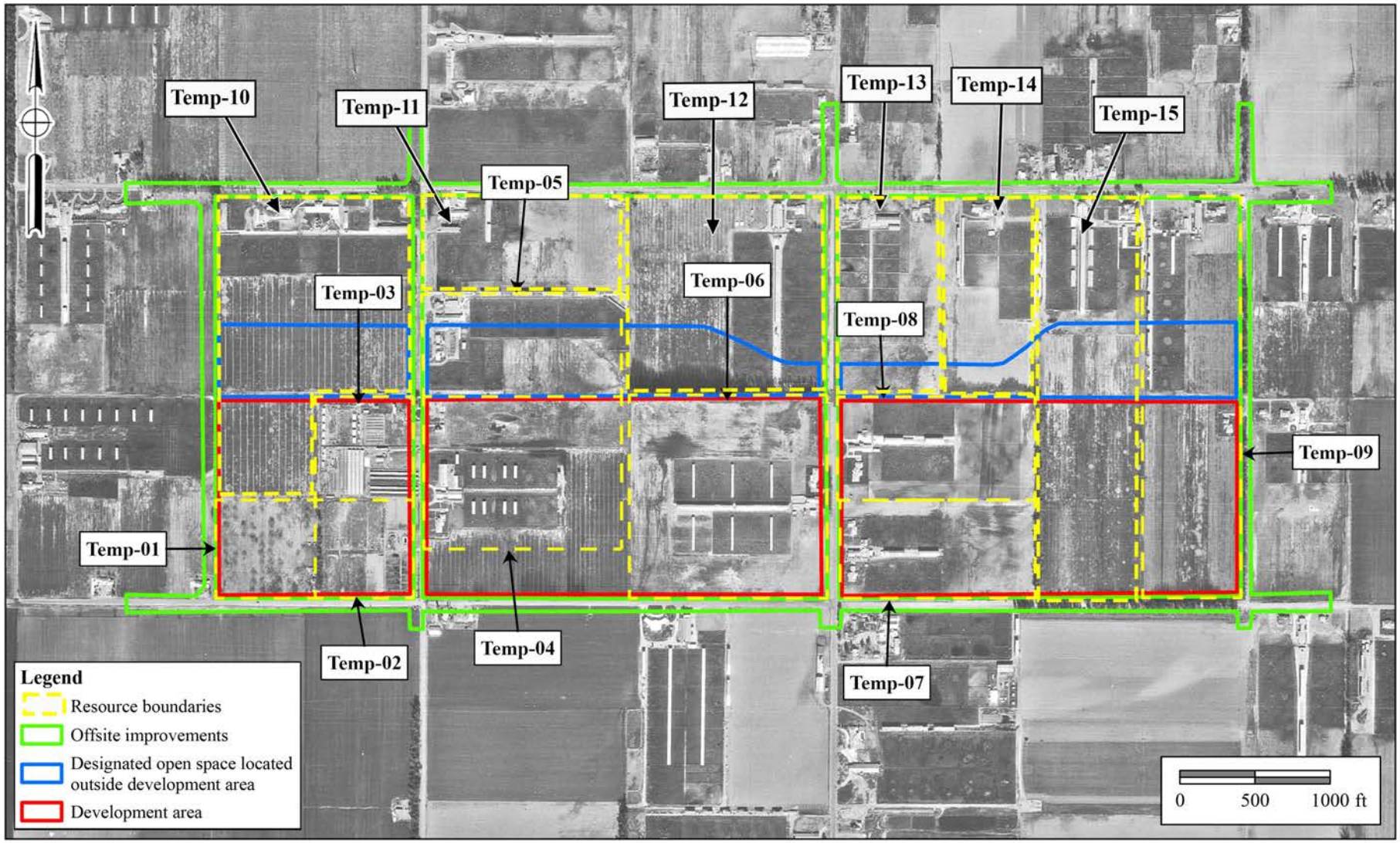


BFSA Environmental Services
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Plate 3.1–5

1968 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project

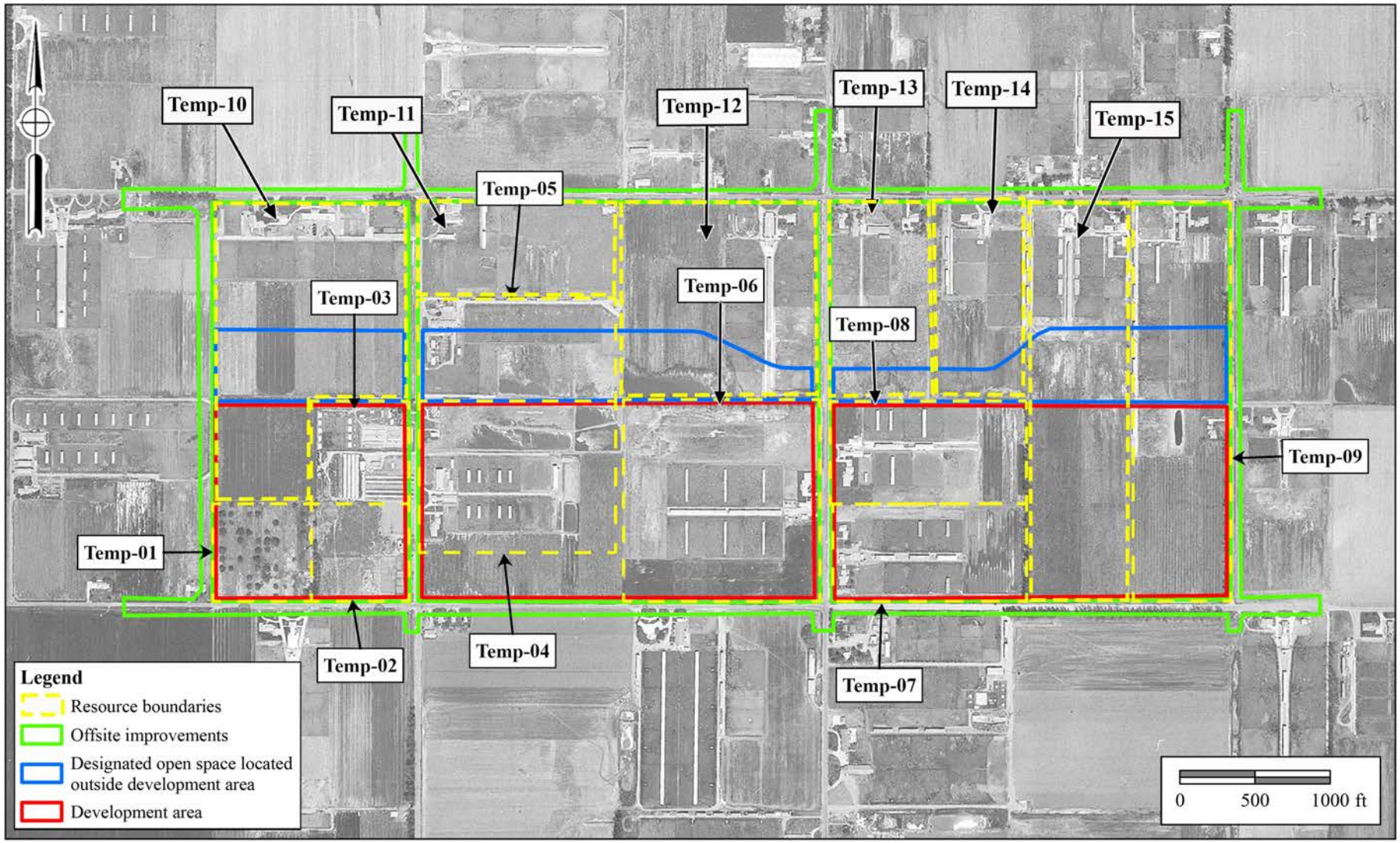


BFSA Environmental Services
A Perennial Company

Plate 3.1−6

1973 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project

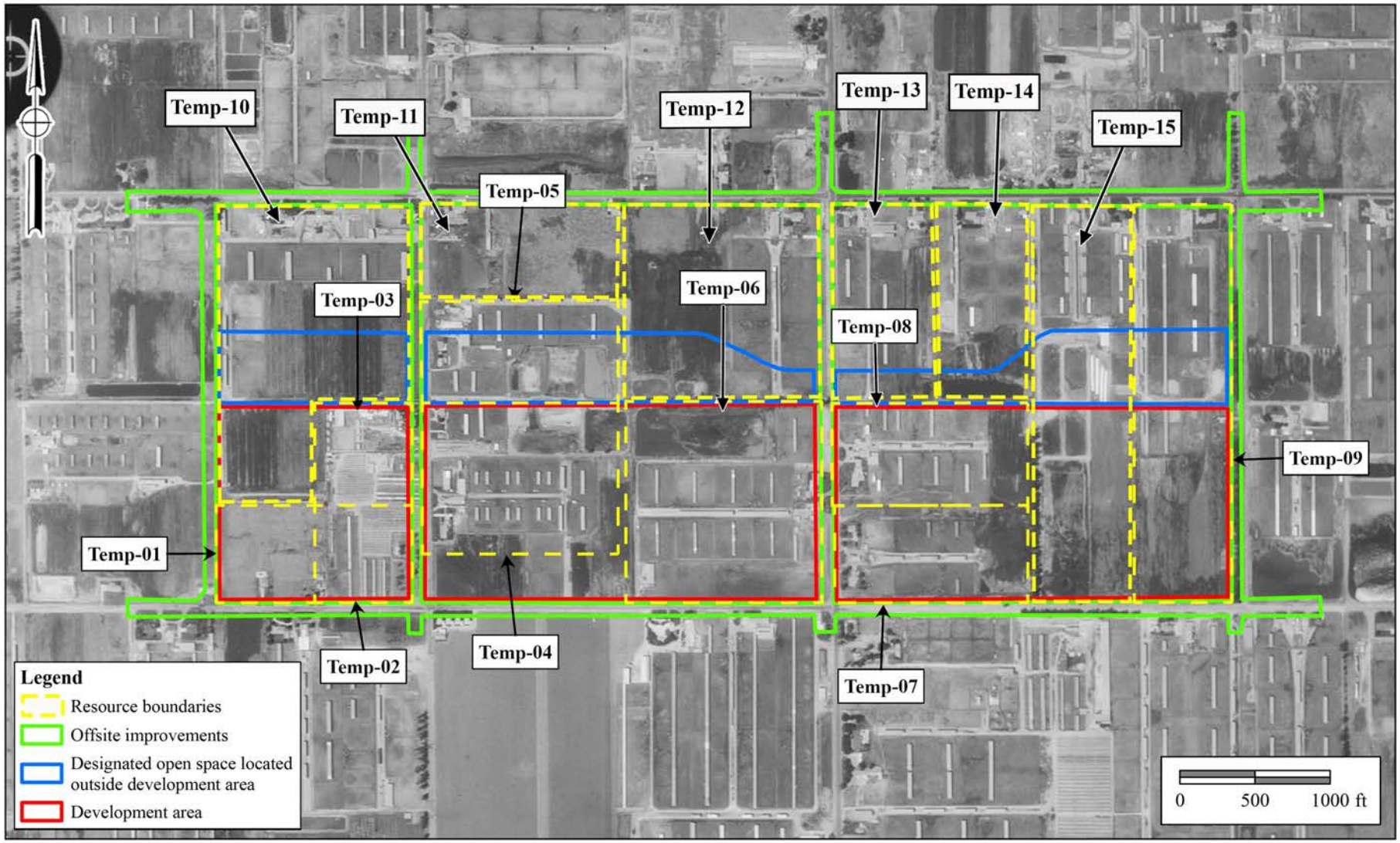


BFSA Environmental Services
A Perennial Company

Plate 3.1–7

1975 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.1–8

1994 Aerial Photograph

The Eucalyptus Business Park Specific Plan Project

3.1.3 Historic Structure Assessment

Methods for evaluating the integrity and significance of the historic buildings within the Eucalyptus Business Park Specific Plan Project included photographic documentation and review of available archival documents. During the survey, photographs were taken of all building elevations. The photographs were used to complete architectural descriptions of the buildings. The original core structures and all modifications made to the buildings since their initial construction were also recorded. The current setting of the buildings was compared to the historical setting of the property. This information was combined with archival research in order to evaluate the buildings' seven aspects of integrity, as well as their potential significance under CEQA guidelines. See Section 3.3.3 for definitions of integrity and evaluation criteria.

3.2 Results of the Field Survey

Principal Archaeologist Tracy A. Stropes M.A., RPA, directed the intensive pedestrian survey with assistance from BFSA senior archaeologist Andrew Garrison and BFSA field archaeologists Mary Chitjian, Parker Sheriff, John Baber and Alysa Ransom April 29 and 30, and May 2, 2025. Ground visibility was limited due to active dairy operations, dense vegetation, development, pavement, and gravel (Plates 3.2–1 to 3.2–8). The entire property appears to have been previously rough graded, including the off-site improvement areas. As a result of the field survey, multiple structures were identified within the property consisting of residences, garages, pole barns, dairy facilities, and other ancillary structures. Historic aerial photographs demonstrate that some of the structures within the property are older than 50 years and are potentially historic (see Plates 3.1–1 to 3.1–8). As a result of the survey, 15 historic-age sites were identified within the subject property that were designated sites Temp-1 to Temp-15.

The locations of the sites are provided on Figures 3.2–1 to 3.2–10. Brief descriptions of the resources recorded within the subject property are provided below, while in-depth analysis and evaluation of the historic buildings are provided in the following sections.



Plate 3.2–1: Overview of the southwestern area of the on-site portion of the project, facing north.



Plate 3.2–2: Overview of the northwestern area of the on-site portion of the project, facing east.



Plate 3.2–3: Overview of the central area of the on-site portion of the project, facing west.



Plate 3.2–4: Overview of dairy farm manure ponds in the northeastern area of the on-site portion of the project, facing southeast.



Plate 3.2–5: Overview of Edison Avenue from the corner of Campus Avenue, facing east.



Plate 3.2–6: Overview of Edison Avenue from the corner of Walker Avenue, facing west.



Plate 3.2–7: Overview of Walker Avenue
from the corner of Eucalyptus Avenue, facing north.



Plate 3.2–8: Overview of Bon View Avenue
from the corner of Eucalyptus Avenue, facing north.

Figure 3.2–1
Cultural Resource Location Map

(Deleted for public review; bound separately)

Figure 3.2–2
Historic Structure Location Map
Sites Temp-1, Temp-2, and Temp-3

(Deleted for public review; bound separately)

Figure 3.2–3
Historic Structure Location Map
Sites Temp-4 and Temp-5

(Deleted for public review; bound separately)

Figure 3.2–4
Historic Structure Location Map
Sites Temp-6, Temp-7, and Temp-8

(Deleted for public review; bound separately)

Figure 3.2–5
Historic Structure Location Map
Site Temp-9

(Deleted for public review; bound separately)

Figure 3.2–6
Historic Structure Location Map
Site Temp-10

(Deleted for public review; bound separately)

Figure 3.2–7
Historic Structure Location Map
Site Temp-11

(Deleted for public review; bound separately)

Figure 3.2–8
Historic Structure Location Map
Site Temp-12

(Deleted for public review; bound separately)

Figure 3.2–9
Historic Structure Location Map
Sites Temp-13 and 14

(Deleted for public review; bound separately)

Figure 3.2–10
Historic Structure Location Map
Site Temp-15

(Deleted for public review; bound separately)

- *Site Temp-1:* Site Temp-1 is located on APN 1053-581-03 and includes two single-family residences, one detached garage, one ancillary structure, and foundation remnants located at 7634 and 7556 Eucalyptus Avenue. The 7634 Eucalyptus Avenue single-family residence and ancillary structure are located in the southeast corner of the parcel and the foundation remnants in the northeast corner. The 7634 Eucalyptus Avenue single-family residence and the ancillary structure were both constructed by 1935. Additionally, the foundation remnants are located where a former structure is visible in historic aerial photographs from 1935 to 1949. The San Bernardino County PIMS database indicates that in 1910, a structure was built within APN 1053-581-03 that possibly reflects the initial construction date of the 7634 Eucalyptus Avenue single-family residence or the structure in the northeast portion of the parcel. PIMS notes that the 1910 structure contains an effective year of 1930, which represents the age of the structure based upon its current condition taking into consideration major renovations that have taken place since the original construction date. The 7556 Eucalyptus Avenue single-family residence was constructed in 1977, and the associated detached garage was constructed between 1994 and 1998, both of which are located further west within the parcel. By 1988, a carport was attached to the north façade of the 7634 Eucalyptus Avenue single-family residence. Urbana (2024a) evaluated the 7634 and 7556 Eucalyptus Avenue property as ineligible for the NRHP or CRHR.

- *Site Temp-2*: Site Temp-2 is located on APN 1053-581-04 and includes a single-family residence and barn at 14330 Bon View Avenue. Based upon Assessor's records and aerial photographs, the buildings were constructed in 1959 by an unknown builder. Between 1973 and 1979, a pre-manufactured mobile home addition was constructed on the north façade of the barn. Further, pole barns were attached to the barn's west façade between 1994 and 1998. Between 2011 and 2013, some of the pole barns were removed and a new pole barn was attached. Between 2013 and 2017, all 1990s-era pole barns attached to the barn were removed. Urbana (2024b) evaluated the 14330 Bon View Avenue property as ineligible for the NRHP or CRHR.

- *Site Temp-3*: Site Temp-3 includes APNs 1053-531-02, -03, and -04. The resource consists of two single-family residences, a barn/outbuilding, a shed, three ancillary structures, and several pole barns. The buildings and strucutures of Temp-3 can be associated with the addresses 14366, 14316, and 14306 Bon View Avenue. Within APN 1053-531-04, two ancillary structures were identified that were constructed between 1968 and 1973, which are associated with the address 14366 Bon View Avenue. Within APN 1053-531-02, two single-family residences, a barn/outbuilding, a shed, and an additional ancillary structure were identified.

According to the CHRID, one single-family residence was constructed in 1925 in the California Bungalow style and can first be seen on the 1935 historic aerial photograph within the northeast corner of APN 1053-531-02. This single-family residence is associated with 14316 Bon View Avenue. By 1935, a square-shaped shed was also constructed directly west of the California Bungalow single-family residence near the northern boundary of APN 1053-531-02. Between 1935 and 1946, a long, rectangular ancillary structure was constructed southwest of the shed and the 14316 Bon View Avenue single-family residence. Further west, the barn/outbuilding was constructed between 1946 and 1948 with an "L"-shaped footprint. Historic aerial photographs demonstrate that by 1959, the first western addition to the barn/outbuilding was constructed. Between 1985 and 1989, a second western addition was constructed to the barn/outbuilding. Two more additions were constructed between 1989 to 1994 and in 2019. The second single-single family residence was built directly south of the 14316 Bon View Avenue single-family residence and is associated with the address 14306 Bon View Avenue. The CHRID indicates that the 14306 Bon View Avenue single-family residence was constructed in 1960 in the Vernacular Ranch style by an unknown builder. However, historic aerial photographs demonstrate that the 14306 Bon View Avenue single-family residence was present on the property by 1959, indicating that construction of the building began in 1959 and was likely completed by 1960. Therefore, the 14306 Bon View Avenue single-family residence was built between 1959 and 1960. Between 1968 and 1973, several pole barns were constructed along the western boundary of APN 1053-531-02, one of which is still present within the southwest corner of the parcel. Additionally, APN 1053-531-03 is located within the northeast quadrant of APN 1053-531-02 and primarily consists of a water well. Urbana (2024c, 2024d) evaluated the 14366, 14316, and 14306 Bon View Avenue properties as ineligible for the NRHP or CRHR

- *Site Temp-4*: Site Temp-4 includes APNs 1053-541-01, -02, and 1053-571-01. Site Temp-4 consists of three-single family residence, two detached garages, a dairy farm, and two standpipes. The buildings and structures are associated with the addresses 14451, 14457, 14343, and 14353 Bon View Avenue. According to the CHRID, the residence at 14353 Bon View Avenue was constructed in 1912. Hitsoric aerial photographs demonstrate that the 14353 Bon View Avenue detached garage was constructed by 1966. The neighboring residence and detached garage at 14343 Bon View Avenue were constructed between 1966 and 1968. Based upon Assessor's records, the 14451 Bon View Avenue single-family residence and the 14457 Bon View Avenue dairy farm were constructed in 1970. The single-family residence and three buildings associated with the dairy farm are first visible on the 1973 historic aerial photograph. The dairy farm includes a milking parlor, a

carport, a hay storage structure, and several pole barns. Additionally, between 1987 and 1994, an addition was added to the west façade of the carport, and in 2020, an addition to the 14353 Bon View Avenue detached garage was constructed. One standpipe is located along the northern boundary of APN 1053-541-02 and the other is located within the central portion of APN 1053-571-01. Both were constructed at unkown dates.

- *Site Temp-5*: Site Temp-5 includes APNs 1053-351-01 and -02 and is associated with the addresses 14213, 14239, 14297, and 14283 Bon View Avenue. Site Temp-5 consists of three single-family residences, two detached garages, and a dairy farm. The dairy farm, which is associated with the address 14239 Bon View Avenue, includes a milking parlor, an ancillary structure, a hay storage structure, and several pole barns. According to CHRID, the 14213 Bon View Avenue single-family residence was constructed in 1912 within the northwest corner of APN 1053-351-01. Additionally, an ancillary structure was constructed east of the 14213 Bon View Avenue single-family residence by 1938. Between 1959 and 1968, the 14213 Bon View Avenue detached garage was constructed between the single-family residence and ancillary structure. Additionally, between 1966 and 1968, an eastern addition was constructed on the 14213 Bon View Avenue single-family residence. Further south within the parcel, the 14297 and 14283 Bon View Avenue single-family residences and detached garage were constructed between 1959 and 1966. In 1961, a milking parlor was also constructed, and between 1968 to 1973, an addition was constructed on the milking parlor. Between 1973 and 1977, a hay storage structure was also built.

- *Site Temp-6*: Site Temp-6 is located on APN 1053-551-01 and was identified as a single-family residence, detached garage, and dairy farm at 14400 South Grove Avenue. The dairy farm includes a milking parlor, an ancillary structure, and several pole barns. Assessor's records indicate that the milking parlor and single-family residence were built in 1972. The single-family residence, milking parlor, and associated structures are all first present on the 1973 historic aerial photograph, indicating that the ancillary structure and several pole barns were built between 1968 and 1973. Between 1979 and 1980, a detached garage was constructed and was attached to the southeast corner of the single-family residence. Urbana (2024e) evaluated the 14400 South Grove Avenue property as ineligible for the NRHP or CRHR.

- *Site Temp-7*: Site Temp-7 is located on APNs 0216-321-01 and -07. The site was identified as one single-family residence at 14441 and a single-family residence and detached garage at 14474 South Grove Avenue, along with an associated dairy

farm. The dairy farm includes a milking parlor, an ancillary structure, and several pole barns. Historic aerial photographs demonstrate that the 14474 South Grove Avenue single-family residence, detached garage, and the milking parlor were constructed between 1959 and 1966 within the western half of APN 0216-321-01. This coincides with the Assessor's records which indicate that two buildings were constructed on APN 0216-321-01 in 1966. Between 1966 and 1968, the 14441 South Grove Avenue single-family residence was constructed north of the milking parlor. At an unknown date, an addition was constructed on the milking parlor's north façade. Most likely, the 14441 South Grove Avenue single-family residence corresponds to the building constructed in 1967 according to the Assessor's records. Additionally, an ancillary structure was built to the south of the milking parlor by 1968 as well. Urbana (2024f) evaluated the 14474 South Grove Avenue property as ineligible for the NRHP or CRHR

- *Site Temp-8*: Site Temp-8 includes APNs 0216-321-02 and -06 and was identified as a single-family residence, a detached garage, and an associated dairy farm at 14361 South Grove Avenue. The dairy farm includes a milking parlor, two ancillary structures, and several pole barns. Based upon aerial photographs, the single-family residence, detached garage, and dairy farm were constructed between 1968 and 1973. An additional pole barns were built between 1975 and 1980. Between 2015 and 2016, a north addition to the milking parlor was constructed. Additionally, between 2021 and 2022, a portion of the roof of the milking parlor was removed. Urbana (2024g) evaluated the 14361 South Grove Avenue property as ineligible for the NRHP or CRHR

- *Site Temp-9*: Site Temp-9 is located on APN 0216-322-10 and includes two single-family residences, two detached garages, and a dairy farm. The dairy farm includes a milking parlor, one ancillary structure, and several pole barns. The 14350 Walker Avenue single-family residence and detached garage were constructed between 1959 and 1966 within the central-east portion of APN 0216-322-10. The 8485 Edison Avenue single-family residence, detached garage, and dairy farm were constructed along the northern boundary between 1959 and 1966 as well. Additional pole barns were constructed in subsequent years between 1968 and 1975. However, the 8485 Edison Avenue single-family residence, detached garage, milking parlor, ancillary structure, and many of the pole barns are currently outside the areas of impact and will not be affected by the proposed project. Nevertheless, because the southern portion of the dairy farm associated with these buildings and structures will be impacted by the proposed project, these resources were evaluated as well. Urbana (2024h) evaluated the 8485 Edison Avenue and 14350 Walker Avenue property as ineligible for the NRHP or CRHR.

- *Site Temp-10*: Site Temp-10 is located on APNs 1053-531-01, 1053-371-01, and 1053-371-02 and is associated with the addresses 7587-7697 Edison Avenues. The property consists of two single-family residences, two detached garages, and a dairy farm. The dairy farm includes a milking parlor, a farm equipment storage building, a storage shed, and several pole barns. According to CHRID, the 7697 Edison Avenue single-family residence and detached garage were constructed in 1915, and the farm equipment storage building was constructed in 1950. Additionally, a milking parlor and a second single-family residence and detached garage (7587 Edison Avenue) were constructed in 1965. Historic aerial photographs demonstrate that by 1966, one pole barn was built within the northeast corner of the property, and two silos were built south of the milking parlor. Further, the 1973 historic aerial photograph illustrates that three pole barns and a storage shed were constructed by 1973. Additional pole barns and ancillary structures have also been built within the property since 1980 that are not historic in age. Urbana (2024i, 2025) evaluated the 7587-7697 Edison Avenue property as significant under the Postwar, Large-Capacity Dairies (1945-1980) significance theme and determined that the property is eligible for listing under NRHP, CRHR, City of Ontario Criterion A/1/a. Additionally, the 7697 Edison Avenue single-family residence was determined to be significant under Criterion C/3/d as representative of the Craftsman Bungalow style (1900s-1930s), and the 7587 Edison Avenue single-family residence was determined to be representative under Criterion C/3/d as representative of the Ranch architectural style (1950-1970). Although the property is considered significant, none of the above-mentioned buildings will be impacted by the proposed project. As designed, only APN 1053-531-01 and the southern portion of APN 1053-371-01 will be developed; therefore, only several pole barns that are not historic in age will be removed as a result of the development.

- *Site Temp-11*: Site Temp-11 is located on APN 1053-361-01 to -03 and is associated with the addresses 7721-7891 Edison Avenue and 14203 Bon View Avenue. The property consists of two single-family residences, a detached garage and storage building, a milking parlor, an ancillary building, other ancillary structures, and a pole barn. According to CHRID, the milking parlor was constructed in 1925, the 7721 Edison Avenue single-family residence was constructed in 1939, and the detached garage and storage building were constructed in 1940. Additionally, historic aerial photographs demonstrate that the ancillary building was constructed by 1973. The CHRID also indicates that the 7891 Edison Avenue single-family residence was constructed in 1964. The remaining structures on the property were constructed after 1980 and are therefore not historic in age. None of the buildings within the property are designed to be removed as a result of the proposed project or the off-site road improvements.

- *Site Temp-12*: Site Temp-12 is located on APNs 1053-331-01 to -04 and 1053-341-01 and -02. Temp-12 consists of a single-family residence, milking parlor, and pole barns associated with the address 8061 Edison Avenue. Historic aerial photographs illustrate that the 8061 Edison Avenue single-family residence, the milking parlor, and one pole barn were constructed between 1966 and 1968. As designed, the single-family residence, milking parlor, and pole barn are excluded from the overall limits of disturbance. Nevertheless, the property will be indirectly impacted as the southernmost portion of the property will be transformed into developed park area.

- *Site Temp-13*: Site Temp-13 is located on APN 0216-321-03 and is associated with the addresses 8185 Edison Avenue and 14117 South Grove Avenue. The property includes two single-family residences, two detached garages, a milking parlor, ancillary structures, and several pole barns. Historic aerial photographs demonstrate that the 8185 Edison Avenue single-family residence and detached garage, two pole barns, and the milking parlor were constructed within the northernmost portion of the property between 1952 and 1959. Additionally, the 14117 South Grove Avenue single-family residence and detached garage were constructed by 1973. The remaining pole barns and ancillary structures were built after 1980. Urbana (2025) determined that the milking parlor is significant under the Streamline Moderne, 1930s-1960s, context and the 8185 Edison Avenue single-family residence is significant under the Ranch style, 1950s-1970s, context. Therefore, both buildings were evaluated as individually eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d. Urbana (2025) determined that the property was not significant under the Postwar, Large-Capacity Dairies, 1945-1980, theme and therefore not collectively eligible for the CRHR. None of the historic-age buildings or structures within the property, including the 8185 Edison Avenue residence and milking parlor, will be removed or directly impacted by the proposed development.

- *Site Temp-14*: Site Temp-14 is located on APN 0216-321-08 and is associated with the address 8245-8295 Edison Avenue. The property includes two single-family residences, a milking parlor, ancillary structures, and pole barns. Historic aerial photographs demonstrate that the 8185 Edison Avenue single-family residence, the milking parlor, and six pole barns were constructed between 1968 and 1973. The 8295 Edison Avenue single-family residence was constructed between 1980 and 1985. The remaining ancillary structures and pole barns within the property were built after 1980. All of the buildings and structures currently within the property are located outside of the project's limits of disturbance and therefore will not be directly impacted by the project.

- *Site Temp-15*: Site Temp-15 is located within APNs 0216-322-01 to -04 and is associated with the address 8335-8381 Edison Avenue. Site Temp-15 consists of a single-family residence, a detached garage, and a dairy farm. The dairy farm includes a milking parlor, ancillary structures, and several pole barns. Historic aerial photographs demonstrate that the 8381 Edison Avenue single-family residence was constructed by 1935. Additionally, the milking parlor, two pole barns and detached garage were constructed between 1959 and 1966. The remaining structures within the property were constructed after 1980 and are not historic in age. Urbana (2025) determined that the 8381 Edison Avenue single-family residence is significant under the Craftsman Bungalow, 1900s-1930s, theme and is individually eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d. In contrast, the milking parlor was not considered eligible under the Ranch style, 1950s-1970s, theme, and the property was not considered eligible under the Depression-Era and Wartime Dairies, 1930s-1945, or Postwar, Large-Capacity Dairies, 1945-1980, themes. None of the historic-age buildings or structures within the Site Temp-15 will be directly impacted by the proposed project.

All cultural resources identified within the Eucalyptus Business Park Specific Plan Project are summarized in Table 3.2–1 (Appendix F).

No other cultural resources were observed during the survey of the project. However, additional in-depth analysis and study of the buildings located at sites Temp-1 to Temp-15 was required to evaluate the site's potential NRHP, CRHR, and City of Ontario Historic Landmark eligibility, which is presented below. Although recorded within the parcels associated with sites Temp-1 to Temp-15, pole barns within these properties were not included in any further analysis as they lack any definitive character-defining features.

3.3 Historic Structure Analysis

Within the boundaries of the subject property, sites Temp-1 to Temp-15 were identified. The applicable DPR site forms for sites Temp-1 to Temp-15 have been submitted to the SCCIC. Once processed, the SCCIC will assign the new resources permanent site numbers. The following section provides the pertinent field results for the significance evaluation of the historic buildings located within the project boundaries, which was conducted in accordance with City of Ontario guidelines and site evaluation protocols.

3.3.1 History of the Project

The Eucalyptus Business Park Specific Plan Project is situated within the area of San Bernardino County which, as previously discussed, was dominated by agricultural (primarily dairy) properties during the mid-twentieth century. The entire subject property is located in the former Rancho Santa Ana del Chino. In 1881, Richard Gird from Tombstone, Arizona purchased Rancho Santa Ana del Chino and established Chino Ranch, which consisted of a ranching and

farming enterprise (Spitzzeri 2019). The various sections of Gird's ranch were subdivided into lots in 1887 (Martin n.d.) (Plate 3.3–1). Sugar beets, which served as an alternative to sugar cane, were prominent crops of the Chino Ranch, in addition to a large variety of crops that were grown within the region (Spitzzeri 2019). Further, Gird's knowledge and experience within the agricultural industry led to his influence in the creation of an Agricultural Experiment Station in 1891, which was operated by the University of California (Spitzzeri 2019).

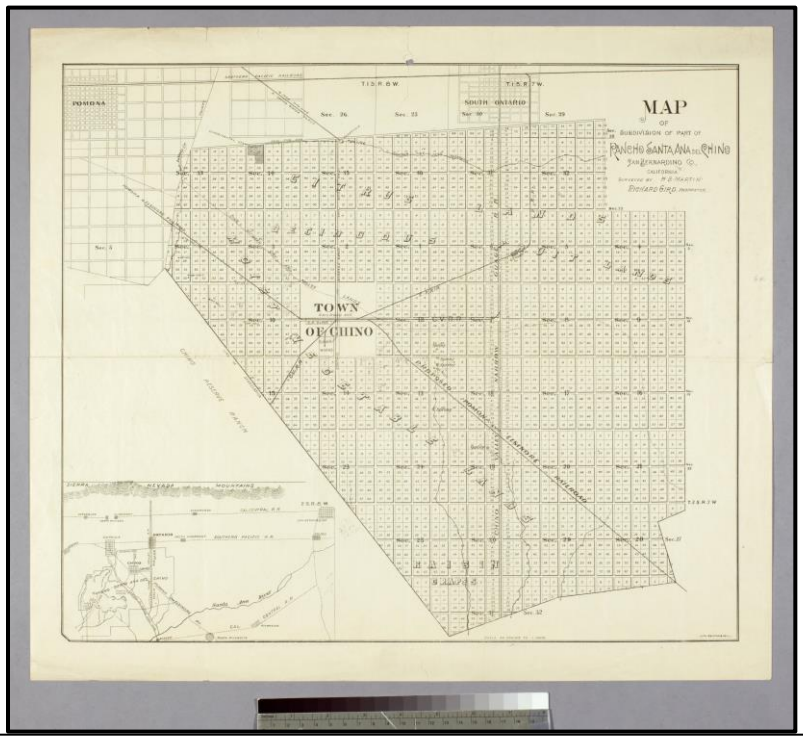


Plate 3.3–1: The 1887 Rancho Santa Ana del Chino Subdivision Map.

In addition to his agricultural interests, Gird subdivided 640 acres of Chino Ranch to create the town of Chino, which he worked to promote with his newspaper the *Chino Valley Champion* (Spitzzeri 2019). Although the value of his land boomed during the mid-1880s, an economic downturn in the 1890s combined with an intense drought forced Gird to try to sell Chino Ranch in order to resolve his debts from the development of the ranch (Spitzzeri 2019). Several attempts were made over the next several years to accomplish this without success. In 1894, the Chino Rancho Company acquired the responsibility of selling the ranch but failed the following year (Gutglueck 2018). Likewise, the Chino Beet Sugar Estate and Land Company, a British syndicate, and Gird's real estate firm, Easton, Eldridge and Company, attempted to sell the rancho in 1896 and failed (Gutglueck 2018; Spitzzeri 2019b). In 1905, the Chino Land and Water Company acquired Chino Ranch and was able to successfully sell off the land (Spitzzeri 2019c). Additionally, the Chino Estate Company was able to sell Gird's assets, after which Gird semi-retired in Los Angeles (Gutglueck 2018).

Lot book records demonstrate that during this time of economic insecurity, the subject property, including Temp-1 to Temp-15, was owned by the many entities developed during the period to sell off Gird's ranch. In 1895, all parcels associated with Temp-1 to Temp-15 were owned by the Chino Rancho Company, and the following year, ownership was transferred to either one of the companies mentioned above or individual owners.

Historic aerial photographs demonstrate that as early as 1935, the majority of the subject property continued to consist of cultivated fields. Between the 1950s to 1970s, dairy farms replaced many of the cultivated fields in the Ontario region, including the parcels associated with Temp-1 to Temp-15. A review of the assessor's lot book records demonstrates that the properties associated with sites Temp-1 to Temp-15 were owned by several different individuals and families throughout the past century, including Pete Borba and Sons as some of the pioneering dairymen "whose experience spanned almost the … [entire] era of dairying here" (*Chino Champion* 1951). The following sections review the ownership history for sites Temp-1 to Temp-15 during the twentieth and twenty-first centuries.

Site Temp-1 (7634 and 7556 Eucalyptus Avenue)

Site Temp-1, which is currently associated with APN 1053-581-03, is located within Lot 59 of Section 17 of the Rancho Santa Ana del Chino subdivision. At present, Site Temp-1 includes two single-family residences associated with the addresses 7634 and 7556 Eucalyptus Avenue. The 7634 Eucalyptus Avenue single-family residence was constructed by 1935 within the southeast corner of the parcel. The 7556 Eucalyptus Avenue single-family residence was constructed in 1977 within the south-central portion of the parcel. Table 3.3–1 lists the ownership history for Site Temp-1.

Table 3.3–1
Ownership History of Temp-1 (Lot 59)

Owner	Year Range
Chino Land & Water Co.	1908-1909
William Crawford	1909-1911
Henry O. Bell	1911
Philena T. Brink	1911-1913
Morgan T. Lipps	1913
Charles Wesley & Clara E. Hadden	1913-1914
Ralph W. Chapin	1915

Owner	Year Range
Ebert D. Johnson	1915
Morgan T. Lipps	1915-1916
Frederick A. Ahrens	1917-1950
Alma L. Ahrens and Renata Greder	1950-1959
Swietse and Alice Van Der Meulen	1960-1962
Egbert and Effie Oldengram	1963
John and Agnes Oosten	1964
Arthur A. and Evelyn M. Leck	1965-1976
APN 0217-082-01 renumbered to APN 1053-581-03 in 1976	
Arthur A. and Evelyn M. Leck	1976-1995
Thomas J. and Doris G. Worthington	1995-2019
Ronald and Kristine Pietersma Family Trust	2022- Present

Chino Land and Water Company acquired Lot 59 in 1908 and was able to successfully sell the parcel the following year. Over the next seven years, ownership of the property was transferred to several different individuals, which is highlighted by the assessor's lot books and newspaper listings that tracked the deed transfers for Lot 59 (*San Bernardino County Sun* 1912, 1913, 1915; *The Daily Report* 1913, 1915a, 2015b). In 1917, Morgan T. Lipps deeded the property to Frederick (Fred) A. Ahrens, who was the most consistent owner of Lot 59 during the first half of the twentieth century (*The Daily Report* 1917; *San Bernardino County Sun* 1917). Although it is possible that the 7634 Eucalyptus Avenue single-family residence could have been constructed by any of the owners who lived on Lot 59 between 1909 and 1935, the building can be most directly tied to Ahrens who owned and resided on Lot 59 for several decades.

Ahrens owned Lot 59 from 1917 until his death in 1950. Ahrens was born in 1873 in Big Rapids, Michigan, to German immigrants (*Progress-Bulletin* 1950; Ancestry.com 2024a). In 1898, Ahrens married Anna N. Reitent with whom he had two daughters, Alma Lydia Ahren and Renata Ahren (Ancestry.com 2014). The 1900, 1910, and 1920 censuses demonstrate that during this period, Ahrens lived with his wife and daughters in Los Angeles where he worked as a farmer (Ancestry.com 2004, 2006a, 2010a). The 1930 census illustrates that between 1920 and 1930, the Ahrens family, including Fred, Anna, and Alma Ahrens, moved to Lot 59 as their address listed as 218 Eucalyptus Avenue in Chino, California (Ancestry.com 2002). Shortly thereafter in 1935,

Anna Ahrens passed away, leaving Fred and Alma Ahrens as the sole occupants of the Lot 59 property (*The Los Angeles Times* 1935).

The 1940 and 1950 censuses, in addition to California Voter Registration records, demonstrate that Fred and Alma Ahrens continued to live at Eucalyptus Avenue (Ancestry.com 2012a, 2022, 2017a). The census records also show that Fred Ahren's daughter Renata did not reside in Chino with her family but lived in Los Angeles County where she worked as a nurse and was married in 1949 to George B. Greder (Ancestry.com 2012a, 2022). Fred Ahrens passed away in 1950 (Ancestry.com 2000; *Progress-Bulletin* 1950). Following Ahrens' death, his daughters Alma Ahrens and Renata Greder became the owners of the Eucalyptus Avenue property. Additionally, by 1954, lot book records indicate that Lot 59 began to be associated with APN 0217-082-01. California Voter Registration records demonstrate that Alma Ahrens continued to live at Eucalyptus Avenue until at least 1958 (Ancestry.com 2017a).

By 1960, Ahrens and Greder sold the property, and over the next five years, ownership of APN 0217-082-01 changed four times. Swietse and Alice Van Der Meulen, who owned the property from 1960 to 1962, and John and Agnes Oosten, who only retained owenership of the property in 1964, were all Dutch immigrants who eventually settled in San Bernardino County. Swieste Van Der Muelen was born in 1908 in Huitenpost, Holland, to Peterus and Lubberbje Oldenberger Van Der Muelen (*The Bellingham Herald* 1995). His wife, Aaltsje (Alice) Kbuning was born in Tjummaem, Holland, in 1910, and the couple were married in 1932 in California (Ancestry.com 2014b; *The Bellingham Herald* 1995). Newspapers indicate that at the time of their son Dick Van Der Muelan's marriage in 1961, the Van Der Meulens lived on the property at 7634 Eucaluptus Avenue (*Progress-Bulletin* 1961; *Daily Report* 1961). Swieste Van Der Muelan worked as a dairy farmer in California until he and his wife moved to Whatcom County in Washington in 1977 (*The Bellingham Herald* 1995).

In 1963, Egbert and Effie Oldengram purchased the property who in turn sold the parcel to John and Agnes Oosten. No additional information about Egbert and Effie Oldengram was identified. John and Agnes Oosten were born in Holland in 1908 and 1917, respectively, and moved to Chino around 1964 (*Chino Champion* 1982a, 1983). California Voter Registration records for 1964 demonstrate that at the time, the couple lived at a neighboring parcel at the address 7388 Eucalyptus Avenue (Ancestry.com 2017a). Therefore, it is likely that the Oostens never lived within the parcel. By 1970, John Oosten created the Moons & Oosten Dairy at 6310 Hellman Avenue with his business parnter Jack Moons until dissolving their partnership in 1975 (*Chino Champion* 1970b, 1975).

In 1965, Arthur A. Leck III and Evelyn M. Leck purchased APN 0217-082-01. During the period in which the Leck family resided at 7634 Eucalyptus Avenue, APN 0217-082-01 was renumbered to APN 1053-581-03 in 1976. Arthur A. Leck III was born around 1928 in Chicago, Illinois, to Arthur A. Leck Jr. and Grace Leck (Mail Tribune 2009; Plate 3.3–2). In 1946, Leck

moved to California to attend University of California, Davis, where he graduated as a Doctor of Veterinary Medicine in 1954 (Mail Tribune 2009). In 1963, Leck married Evelyn M. Sharp (Ancestry.com 2007). Afterwards, Leck established a veterinary practice in Chino, California, where he specialized in dairy cattle (Mail Tribune 2009). Phone and address directories indicate that Leck resided at 7634 Eucalyptus Avenue between 1993 and 1994 (Ancestry.com 2005a). Recreationally, Leck enjoyed soccer and helped to establish the Chino Soccer Club in 1978 (Mail Tribune 2009). In order to facilitate the club's activities, Leck cleared a walnut orchard next to his home where he built the first lighted soccer field in the area (Mail Tribune 2009). The 1977 and 1979 historic aerial photographs demonstrate that the area west of the 7634 Eucalyptus Avenue single-family residence was indeed cleared during this interval. Additionally, the 7556 Eucalyptus Avenue single-family residence was also constructed during the same period. In 1992, Leck retired, and he and Evelyn Leck traveled for several years before settling in Ashland, Oregon, in 1997 (Mail Tribune 2009).



Plate 3.3–2: Image of Arthur A. Leck III. (*Image courtesy of Mail Tribune 2009*)

Thomas J. and Doris G. Worthington acquired APN 1053-581-03 in 1995. Doris Shandley was born in 1957 in San Diego, California, and Thomas Worhtington was born in 1954 in Crown Point, Indiana (Ancestry.com 2005b, 2016a). The Public Records Index indicates that the Worthingtons were associated with the addresses 7556 and 7634 Eucalyptus Avenue in addition to other properties in Indiana from 1996 to 2019 (Ancestry.com 2020). In 2019, the Ronald and Kristine Pietersma Family Trust aquired the 7556 and 7634 Eucalyptus Avenue properties. Ronald Pietersma is a dairy farmer and the owner of Legend Dairy Farms (Holstein International 2018).

Site Temp-2 (14330 Bon View Avenue)

Site Temp-2 is located within APN 1053-581-04, which consists of Lot 60 of the Rancho Santa Ana del Chino subdivision. In 1959, a single-family residence and barn associated with the address 14330 Bon View Avenue were constructed. Table 3.3–2 lists the ownership history for Site Temp-2.

In 1897, Byron C. Fulton acquired Lot 60 in addition to adjacent parcels. Fulton was born in 1860 in West Liberty, Iowa and was married to Mary Jane Bailey in 1883 (*Chino Champion* 1939). Byron and Mary Jane Fulton had three children, Mary, Carl, and Harry (Ancestry.com 2004). Byron Fulton was well-known as a Chino pioneer, and the *Chino Champion* (1939) indicates that the Fulton family bought a ranch home at Euclid and Edison avenues in 1892 where the family resided until the death of Byron Fulton in 1939. *The Daily Report* (1939) explained that Byron passed away at his home at 343 Eleventh Street in Chino.

Table 3.3–2
Ownership History of Temp-2 (Lot 60)

Owner	Year Range
Byron C. Fulton	1897-1913
Norman E. and Clara Fay	1913-1920
Edward E. and Hazel Kalina	1920-1921
John Kruse and Paul Brockmeier	1921-1922
John Kruse, Paul Brockmeier, William Brockmeier	1923-1926
William J. Brockmeier and Paul Brockmeier	1927-1939
Pomona College	1939-1941
Lewis E. and Mary A. Paine	1942-1954
Lot 60 divided into two separate parcels (APNs 0217-082-11 and -12) in 1954	
APN 0217-082-11	
Lewis E. and Mary A. Paine	1954-1958
R.S. and Avice C. Mitchell, R.R. and Betty Mitchell, George A. and Helen C. Riley	1958-1960
R.S. and Avice C. Mitchell and George A. and Helen C. Riley	1961-1972
George A. and Helen C. Riley	1973-1976
APN 0217-082-11 renumbered to APN 1053-581-02 in 1976	
George A. and Helen C. Riley	1976-2006
Georgeann M. Riley	2006-Present
APN 0217-082-12	
Lewis E. and Mary A. Paine	1954-1958
George A. and Helen C. Riley	1958-1976
APN 0217-082-12 renumbered to APN 1053-581-01 in 1976	

Owner	Year Range
George A. and Helen C. Riley	1976-2006
Georgeann M. Riley	2006-Present

As the current 14330 Bon View Avenue single-family residence and barn were constructed in 1959, the buildings post-date the Fulton family. Byron Fulton also owned Lot 53, which includes the parcels directly north of Temp-2 and encompasses Temp-3 and Temp-4. However, the earliest single-family residence that currently remains on Lot 53 was constructed in 1925 according to the CHRID, and as such does not likely reflect the occupation of the Fulton family unless they continued to rent the farm after Byron Fulton sold the property in 1913. The 1900, 1910, and 1920 censuses demonstrate that Byron Fulton lived in Chino during this period but only the 1910 census specifies that Fulton lived on a different street than Bon View Avenue (Ancestry.com 2004, 2006a, 2010a). Therefore, it is possible that the Fulton family also owned other parcels within the project vicinity that may have included the Fulton ranch home, or it is possible that their residence was removed after the property was sold.

Norman and Clara Fay acquired the 14330 Bon View Avenue property in 1913 and retained ownership until 1920. Norman Edwin Fay was born in 1868 in Vernon, California, to Norman Henry Fay and Sarah Ann Vestal, and Clara Harper was born in 1877 in Downey, California (Ancestry.com 2014c). Fay and Harper were married in 1897 in Downey, California, residing afterwards in various locations throughout Los Angeles County until settling in Chino (Ancestry.com 2014a). The 1920 census indicates that the Fay family lived in Chino where Henry Fay worked as a farmer (Ancestry.com 2010a). In 1923, Norman Fay passed away at his home at 518 East E Street (*The Daily Report* 1923).

Edward and Hazel Kalina acquired Lot 60 in 1920 but only retained the property for a short period of time. Edward Kalina, born in Chicago, Illinois, in 1889, married Inga Hazel Nielson of Iowa in 1914 (Ancestry.com 2012a). Together they had three children and relocated to Southern California where Kalina worked in the farming and ranching industries (Ancestry.com 2012a). Assessor's lot book records first list the couple as owners in 1921; however, the *San Bernardino County Sun* (1920) indicates that the Kalina family sold Lots 60 and 53 to John Kruse and Paul Brockmeier by December 1920.

Over the next two decades, the Kruse and Brockmeier families retained ownership of Lot 60. John Kruse was born Jan Kroes in the Netherlands around 1874 (*The Daily Report* 1954a, b). In 1895, Kruse married Sarah Braak, also born around 1874 in the Netherlands, in Grand Rapids, Michigan (Ancestry.com 2016b). Around 1920, the Kruse family moved to Ontario (*The Daily Report* 1954). The 1930 census indicates that John Kruse worked as a salesman at a furniture store and lived with his wife at 424 Beverly Square (Ancestry.com 2002). The 1940 census listed Kruse's occupation as a gardener and noted that the couple lived at 424 West D Street in Ontario

(Ancestry.com 2012a). John and Sarah Kruse had one daughter, Agnes Elizabeth, who in 1917 married Paul Brockmeier (Ancestry.com 2014a).

Paul Brockmeier was born in 1894 in Freeport, Illinois, to John Henry Conrad Brockmeier and Dina Bosman (*Chino Champion* 1955; Ancestry.com 2004). John Henry and Dina Brockmeier also had three other children, including Friedrich, Lena, and William Brockmeier (Ancestry.com 2004). William Brockmeier was born in 1900 in Freeport, Illinois (Ancestry.com 2004). In 1916, he married Margie De Boer in Grand Rapids, Michigan where they continued to live until 1920 (Ancestry.com 2015a). The 1920 census indicates that Agnes and Paul Brockmeier also lived in Illinois where Paul Brockmeier worked as a farmer (Ancestry.com 2010a). By 1930, the Brockmeier family had moved to Southern California where Paul and Agnes Brockmeier lived at 199 Edison Avenue in Chino and William and Margie lived at 1509 South Garfield Avenue in Alhambra (Ancestry.com 2002).

In 1939, Pomona College acquired Lot 60 for a brief period before selling the property in 1942 to Lewis E. Paine. Pomona College is a renowned liberal arts college located northwest of Ontario in Claremont, California (Pomona College). Lewis E. Paine was born in 1907 in California and was raised in Pomona in Los Angeles County (Ancestry.com 2014c). The 1940 census indicates that at this time Paine had moved to San Jose, California, where he worked as a projectionist (Ancetry.com 2012a). Two years later, Paine had purchased Lot 60, although it does not appear that Paine ever lived on the property. The 1944 California Voter Registration records demonstrate that in 1944 Paine lived in Los Angeles (Ancestry.com 2017a). In 1945, Paine, whose parents lived in Chino on South Bon View Avenue, married Mary Adella Ehresman of Pomona, California (Ancestry.com 2012a; *The Daily Report* 1945). Ehresman was born in 1907 in California to Levi Ehresman and Nellie M. Sparks (Ancestry.com 2014c). The *Progress-Bulletin* (1945) indicates that at the time of their marriage, Lewis Paine retained an address in Chino; however, the 1950 California Voter Registration records list Paine as living in Los Angeles still (Ancestry.com 2017a). Additionally, the city directories and 1950 census demonstrate that in 1948 and 1950, Mary and Lewis Paine were living in Pomona (Ancestry.com 2005a, 2022).

By 1954, Assessor's lot book records demonstrate that Lot 60 was divided into two separate parcels, APNs 0217-082-11 and -12. APN 0217-082-12 consisted of the southeast corner of Lot 60, while APN 0217-082-11 included the remainder of Lot 60. Lewis and Mary Paine continued to own both parcels until 1958 when different owners acquired APNs 0217-082-11 and -12. APN 0217-082-11 was acquired by R.S. Mitchell, Avice C. Mitchell, R.R. Mitchell, Betty Mitchell, George A. Riley, and Helen C. Riley. Likewise, APN 0217-082-12 was acquired by George and Helen Riley the same year.

A review of historic sources did not identify any information on R.S., Avice C., R.R., or Betty Mitchell. Limited information was found about George and Helen Riley. Helen Riley was born Helen Cecelia Allen in 1925 in Patapsco, Maryland to Frederick Allen and Cecelia Darby (Ancestry.com 2002). George Riley was born around 1925 in Baltimore, Maryland (*Chino Champion* 1992a). Together, George and Helen Riley had one daughter, Georgeann M. Riley (*Chino Champion* 1992a). The Public Records Index indicates that Helen Riley resided at 14330

Bon View Avenue in 1975 (Ancestry.com 2010b). Additionally, an obituary from 1983 for Helen Riley's mother Cecelia Darby notes that Riley lived in Chino, California (*The Baltimore Sun* 1983). The Public Records Index also indicates that George Riley lived at 14330 Bon View Avenue in 1993 (Ancestry.com 2020). While living in Chino, George Riley worked as a horse breeder and trainer (*Chino Champion* 1992a).

During the period that the Mitchells and Riley owned the property, the 14330 single-family residence and barn were constructed; therefore, these buildings can be tied to these two families. By 2006, Georgeann Riley acquired both APN 0217-082-11 and -12. These parcels were eventually combined into APN 1053-581-04. The Public Records Index indicates that Georgeann Riley's second address was 14330 Bon View Avenue from 1993 to 2018 (Ancestry.com 2020). Further, the San Bernardino County PIMS notes that Georgeann is the current owner of APN 1053-581-04.

Site Temp-3 (14366, 14316, and 14306 Bon View Avenue)

Site Temp-3 includes all of APNs 1053-531-02, -03, and -04 and consists of Lot 53 in Section 17 of the Rancho Santa Ana del Chino subdivision. APN 1053-531-02, which consists of the southern half of Lot 53, includes two ancillary structures constructed between 1968 and 1973 that are associated with the address 14366 Bon View Avenue. The northern half of Lot 53, which consists of APNs 1053-531-02 and -03, includes the 1925 single-family residence at 14316 South Bon View Avenue, a shed, an ancillary structure, a barn/outbuilding and the circa 1959 single-family residence at 14306 South Bon View Avenue. Table 3.3–3 lists the ownership history for Site Temp-3.

Table 3.3–3

Ownership History of Temp-3 (Lot 53)

Owner	Year Range
B.C. Fulton	1897-1913
Norman E. and Clara Fay	1913- 1920
Edward E. and Hazel Kalina	1921
John Kruse and Paul Brockmeier	1921-1922
John Kruse, Paul Brockmeier, William Brockmeier	1922-1926
William J. Brockmeier and Paul Brockmeier	1927-1939
Pomona College	1939-1941

Owner	Year Range
Lewis E. and Mary A. Paine	1942- 1958
William Jr., Tillie, and Anna Hindelang	1958-1968
APN 0217-082-09 renumbered into APNs 0217-082-15, 17, and -18 in 1968	
APN 0217-082-15	
William Jr., Tillie, and Anna Hindelang	1968-1969
B and G Cattle Co.	1970-Present
APN 0217-082-15 renumbered to APN 1053-531-04 in 1976	
APN 0217-082-17	
William Jr., Tillie, and Anna Hindelang	1969-1972
William Jr. and Tillie Hindelang and George A. and Helen C. Riley	1973-1976
APN 0217-082-17 renumbered to APN 1053-531-03 in 1976	
William Jr. and Tillie Hindelang and George A. and Helen C. Riley	1976-2017
Albert John Hindalang	2017-2022
A and M Hindalang Holdings LLC	2022- Present
APN 0217-082-18	
William Jr., Tillie, and Anna Hindelang	1969-1972
William Jr. and Tillie Hindelang	1973-1976
APN 0217-082-18 renumbered to APN 1053-531-02 in 1976	
William Jr. and Tillie Hindelang	1976- 2017
Albert John Hindelang	2017-2022
A and M Hindelang Holdings LLC	2022-Present

The ownership history of Site Temp-3 is the same as Site Temp-2 from 1897 to 1958. Therefore, the 14316 South Bon View Avenue single-family residence constructed in 1925 is associated with the Brockmeier and Kruse families. However, there is no record that either family resided in the building after its construction. The same owners for Lot 60 retained ownership of

Lot 53 until 1958 when Lewis and Mary Paine sold both lots to different owners. Lot 53 was sold to William Jr, Tillie and Anna Hindelang in 1958. Like many of the neighboring properties, Lot 53, which had been associated with APN 0217-082-09 since 1961, was divided into APN 0217-082-15, -17, and -18 in 1968. As such, the southern half of Lot 53 became associated with APN 0217-082-15, and the northern half of Lot 53 was designated APN 0217-082-17 and -18. The majority of the northern half of Lot 53 is comprised of APN 0217-082-18, with APN 0217-082-17 consisting of a small well location within the center of APN 0217-082-18.

The Hindelang family acquired Lot 53 in 1958 and included Anna Hindelang, her son William Hindelang Jr., and his wife Tillie Hindelang. Anna Hindelang was born Maria Anna Fink in 1888 in Germany (Ancestry.com 2010c). Fink married William Hindelang in 1914 in Immenstadt, Germany, immigrating to the United States shortly thereafter (Ancestry.com 2010c). Together, the Hindelangs had three children, William Jr., Frieda, and Helda. In 1959, Anna Hindelang and her family moved to Ontario where she resided with her son, William Jr., and her daughter-in-law, Tillie Koopman, at 14306 South Bon View Avenue (*Chino Champion* 1966; *Progress-Bulletin* 1962). The family's arrival in Ontario and their purchase of the property corresponds to the construction of the 14306 South Bon View Avenue residence, circa 1959, within the northern half of Lot 53, or APN 0217-082-18 and -17.

The Index to Public Records, California Voter Registration records, and newspaper articles demonstrate that the Hindelang family resided at 14306 Bon View Avenue from at least 1958 to 2018 (Ancestry.com 2010b, 2017a; *Chino Champion* 1990; *Chino Champion* 1970a; *Chino Champion* 1964). An article from the *Chino Champion* (1990) demonstrates that the family initially started a horse breeding and boarding business and a beef production business when they first acquired the property but transitioned to a fiberglass manufacturing business in 1965 that continued until the 1990s.

In 1970, APN 0217-082-15, or the southern half of Lot 53, was sold to B &G Cattle Co., an entity that has retained ownership of the parcel until the present. Additionally, in 1976, APNs 0217-082-15, -17, and -18 were renumbered to APNs 1053-531-04, -03, and -02. In later years, the northern half of Lot 53, which includes APNs 1053-531-02 and -03, were inherited by William Jr. and Tillie Hindelang's son, Albert John Hindelang. Albert Hindelang, born in 1950 in California, married Micheale A. Kennedy in 1971 and had his address listed as 14306 Bon View Avenue until at least 2020 according to the Index to Public Records (Ancestry.com 2014c, 2007, 2020). At present, the northern half of Lot 53 continues to be owned by entities associated with the Hindelang family.

Site Temp-4 (14451, 14457, 14343, and 14353 Bon View Avenue)

Site Temp-4 includes APNs 1053-541-01, -02, and 1053-571-01. APN 1053-571-01 consists of the northern half of Lots 61 and 62 in Section 17 of the Rancho Santa Ana del Chino subdivision. APNs 1053-541-01 and -02 consist of Lots 51 and 52. Site Temp-4 is associated with the addresses 14451, 14457, 14343, and 14353 Bon View Avenue. In 1912, the 14353 Bon View Avenue single-family residence was constructed in APN 1053-541-02, or the northern half

of Lot 52. Between 1966 and 1968, the 14343 Bon View Avenue single-family residence and detached garage were also constructed in APN 1053-541-02, or the northern half of Lot 52. Within APN 1053-571-01 and the northern half of Lot 61, the 14451 Bon View Avenue single-family residence was constructed in 1970. The same year, the 14457 Bon View Avenue dairy farm, which includes a milking parlor, carport, and hay storage structure, was constructed within APN 1053-541-01, or the southern half of Lot 52. Table 3.3–4 and 3.3–5 list the ownership history for Site Temp-4.

Table 3.3–4

Ownership History of Temp-4 (Lots 51 and 52)

Owner	Year Range
Chino Land and Water Co.	1901-1905
Martha T. Middleton	1906-1907
T. J. Stewart	1908
R. Everett	1908-1922
Louise Dennison	1922-1923
Anton Wilson	1924
Lucas Ranching Co.	1924-1954
Pete Borba and Sons	1954-1962
Pete Borba Jr.	1963-1967
APNs 0217-083-02 and -07 renumbered to APNs 0217-083-11 and -12 (APN 0217-083-11 includes southern halves of Lots 51 and 52; APN 0217-083-12 includes northern halves of Lots 51 and 52)	
APN 0217-083-11	
Bank of America National Trust and Savings Association Trustee	1968-1969
Dimas S. and Myrtle Costa and Mary A. Barcelles	1970-1974
Dimas S. and Myrtle Costa	1975
APN 0217-083-11 renumbered to APN 1053-541-01	

Owner	Year Range
Dimas S. and Myrtle Costa	1976-2009
Dimas S. and Myrtle Costa Family Trust	2009 to 2014
Mary F. and Lawerence M. Pietrowski, Teresa A. and William J. Carr, and Linda and Darryl Azevedo	2014-2017
BTC Enterprises LP, LMSAME Management Services LLC, and Dlazevedo Enterprises LP	2017- Present
APN 0217-083-12	
Bank of America National Trust and Savings Association Trustee	1968-1969
Jose C. and Ida C. Rocha	1970-1975
APN 0217-083-12 renumbered to APN 1053-541-02 in 1976	
Jose C. and Ida C. Rocha	1976-1989
Dimas S. and Myrtle Costa	1989-2014
Mary F. and Lawerence M. Pietrowski, Teresa A. and William J. Carr, and Linda and Darryl Azevedo	2014-2017
BTC Enterprises LP, LMSAME Management Services LLC, and Dlazevedo Enterprises LP	2017- Present

Table 3.3–5

Ownership History of Temp-4 (Lots 61 and 62)

Owner	Year Range
Chino Land and Water Co.	1901-1905
Martha T. Middleton	1906-1907
Chino L. and W. Co.	1908
Heidt V. Sapp	1909-1923
Lucas Ranching Co.	1924-1954

Owner	Year Range
Pete Borba and Sons	1954-1962
Pete Borba Jr.	1963-1967
APNs 0217-083-01 and -08 renumbered to APNs 0217-083-13 and -14 (APN 0217-083-14 includes northern halves of Lots 61 and 62)	
APN 0217-083-14	
Bank of America National Trust and Savings Association Trustee	1968-1969
Mary A. Barcelles and Dimas S. and Myrtle Costa	1970-1974
Dimas S. and Myrtle Costa	1975
APN 0217-083-14 renumbered to 1053-571-01 in 1976	
Dimas S. and Myrtle Costa	1976-2009
Dimas S. and Myrtle Costa Family Trust	2009 to 2014
Mary F. and Lawerence M. Pietrowski, Teresa A. and William J. Carr, and Linda and Darryl Azevedo	2014-2017
BTC Enterprises LP, LMSAME Management Services LLC, and Dlazevedo Enterprises LP	2017- Present

Ownership history for Lots 51, 52, 61, and 62 during the twentieth and twenty-first centuries is very similar. In 1906, Martha T. Middleton acquired Lots 51, 52, 61, and 62 from the Chino Land & Water Company. Martha Middleton was born Martha T. Huddleson in Pennsylvania in 1851 (Ancestry.com 2011b). In 1873, Huddleson married William Bullen Middleton in Philadelphia, Pennsylvania (Ancestry.com 2016c). Between 1900 and 1910, Martha Middleton had moved to Los Angeles, California, at which time Middleton acquired Lots 51, 52, 61, and 62 (Ancestry.com 2004, 2006a). City directories demonstrate that for the brief period Middleton owned the properties at Site Temp-4, Middleton resided in Los Angeles, not in San Bernardino County (Ancestry.com 2005a). In 1908, ownership of the Lots 61 and 62 reverted back to the Chino Land & Water Company after a foreclosure of the properties purchased by Middleton, and Lots 51 and 52 were briefly acquired by T.J. Stewart (*San Bernardino County Sun* 1908a).

In 1909, the Chino Land & Water Company sold Lots 61 and 62 to Heidt V. Sapp, and Stewart sold Lots 51 and 52 to R. Everett in 1908. Sapp retained ownership of Lots 61 and 62

until 1924 when the Lucas Ranching Company purchased the properties. The 1910 census indicates that Sapp was born in 1878 in Illinois, living on Potter Avenue in Chino, California, and working at an alfalfa farm that he owned (Ancestry.com 2006). At the time that Everett owned Lots 51 and 52, the 14353 Bon View Avenue single-family residence was constructed within the northern half of Lot 52 in 1912. In 1922, Louise Dennison acquired Lots 51 and 52 briefly. By 1924, Anton Wilson also owned Lots 51 and 52 for a short period of time before ownership transferred to the Lucas Ranching Company. Besides the notice of the transfer of deeds for Lots 51 and 52, a search of historic newspapers found limited information on R. Everett, Louise Dennison, and Anton Wilson (*San Bernardino County Sun* 1908b).

The Lucas Ranching Company was founded by Firmin Vincent Lucas in 1893 (*The Gazette* 1915; *The Ontario Record* 1951). Lucas was born in 1839 in Soignies, Belgium, and married Anna Mary Wieneke in Cedar Rapids, Iowa, in 1863 (Ancestry.com 2009b). Together, Lucas and Wienke had 11 children (Ancestry.com 2011c). A little over a decade after establishing the Lucas Ranching Company in Southern California, Firmin Lucas' sons, Firmin A., Leon Francis, and Vincent G. Lucas, incorporated the business in 1906 (*The Citrograph* 1906). Firmin A. Lucas was born in 1868 in Fairfax, Iowa (Ancestry.com 2011c). In 1895, Lucas married Elizabeth Davis in Benton, Iowa, and together the couple had three children, Mary L., Leo J., and Hubert F. Lucas (Ancestry.com 2004; *San Bernardino County Sun* 1940). Leon Lucas was born around 1877 (Ancestry.com 2010h) and married Daisy Dean in 1915 in Pomona California (*The Daily Report* 1915c), and Vincint Lucas was born around 1885 (Ancestry.com 2009a) and married Mary V. Kelly in Fairfax, Iowa (Ancestry.com 2014d).

During the 1920s and 1930s, the Lucas Ranching Company expanded greatly, becoming one of the largest ranches during the period. The *San Bernardino County Sun* (1923) notes that the Lucas Ranching Company "purchased an 80-acre alfalfa ranching property to the south of Ontario from H. V. Sapp and M. Wilson for a reported consideration of $35,000." By 1924, *The Daily Report* (1924) notes that the Lucas Ranching Company was being run by four sons of Firmin V. Lucas, the latter of which had passed away in 1915 (*The Gazette* 1915). The expansion of the Lucas Ranching Company's holdings is again noted over a decade later in 1936 (*The Daily Report* 1936). In later years, the Lucas Ranching Company continued to be run by Lucas family descendants, such as Leo Lucas, son of Firmin A. Lucas, in 1944 (*The Daily Report* 1944a).

After Firmin V. and Anna Lucas died in 1915 and 1916 (Ancestry.com 2014c), their sons went on to establish much of the town of Cucamonga, including the first general store, the first bank, the first newspaper, and the first residential subdivisions, all while growing the ranching and farming business (Kim 1994). In addition, the Lucas family developed the first dairy in the Chino Valley. Kim (1994) continues:

> The Lucas dynasty was a strong presence in the community during its heyday in the '20s and '30s. Like the rest of the country during the Great Depression, the ranch suffered hardships, but still managed to employ and sustain a number of people in the area.

Firmin, John, and Leon died in the 1940s and Vincent died in 1972 (Ancestry.com 2014c). After World War II, in the early 1950s, the Lucas brothers' children began to sell off their shares of the family land (Kim 1994).

By 1954, Assessor's lot book records began to associate Lot 51 with APN 0217-083-02 and Lot 52 with APN 0217-083-07. Likewise, the lot book records also began to associate Lot 61 with APN 0217-083-01 and Lot 62 with APN 0217-083-08. The same year, Pete Borba Sr. and his sons, Pete Jr., Joseph, John, and George, who collectively comprised Pete Borba and Sons, or Borba and Sons, purchased Lots 51, 52, 61, and 62 from Lucas Ranching Company. Peter (Pedro) Antonio Borba, Sr. was born in Sao Jorge, Azores, Portugal, on June 29, 1896 (Ancestry.com 2010d). He immigrated to the United States through Providence, Rhode Island, in 1912, eventually landing in San Luis Obispo (Kaukusch 1951; Ancestry.com 2010e). Borba worked in the San Luis Obispo area before making his way to the Imperial Valley (Kaukusch 1951). By 1917, he was employed at the Brawley Creamery as a chauffeur in El Centro, California (Ancestry.com 2010f). In 1918, Borba moved to Lemoore, Kings County, California, in the San Joaquin Valley, where he married Mary (Maria) Avila (Plate 3.3–3).



Plate 3.3–3: Peter Sr. and Mary Borba at their 1968 vow renewal.
(Photograph courtesy of Progress-Bulletin 1968)

Avila was born in Silveria Pico Azo, Portugal, on March 19, 1899 (*Progress-Bulletin* 1968). On July 31, 1919, she gave birth to their first son, Peter Antonio, Jr., and a year later she gave birth to their second son, Joseph Antonio, on November 4, 1920 (Ancestry.com 2011a). The 1920 Federal Census indicates that the Borbas were living in Lemoore, California, in a rented home and Peter Borba Sr. was working as a dairy farmer (Ancestry.com 2010a).

In 1924, the Borbas moved to Ontario, California, to establish their own dairy, which would ultimately become Pete Borba and Sons. On June 15, 1927, the Borbas' third child, John Antonio, was born (*Progress-Bulletin* 1968). The 1930 Federal Census indicates that the Borbas were renting a home in the Mountain View Farm District in Cucamonga, San Bernardino (Ancestry.com 2002). A fourth son, George Antonio, was born on June 5, 1932, in Chino, California (Ancestry.com 2006a). The Borbas had their last child, Mary Alice, on October 26, 1935 (Plate 3.3–4) (Ancestry.com 2005b). The 1940 Federal Census indicates the Borbas owned a home on East Edison Route 2 in Chino, California by that time (Ancestry.com 2012a).

In 1944, Peter Sr. was elected to the Los Angeles Mutual Dairymen Association's Board of Directors, and he served until 1951 (*Progress-Bulletin* 1968). The Borba and Sons operation was one of the most successful agricultural endeavors within the project vicinity and by 1945, had already amassed 1,300 acres of land in the vicinity (Plate 3.3–5) (*Chino Champion* 2012). In 1946, the Borbas moved to 2444 South Euclid Avenue in Ontario, California (Ancestry.com 2010g).



Plate 3.3–4: Peter Sr., Mary Alice, Mary (back row, left to right), George, John, Joseph, and Peter Jr. (front row, left to right) Borba. ***(Photograph courtesy of Kaukusch 1951)***



Plate 3.3–5: Pete Borba and Sons potato processing and packing warehouse (not located on the subject property). ***(Photograph courtesy of Kaukusch 1951)***

In 1953, Pete Borba and Sons acquired the Lucas Ranching Company, expanding their vegetable growing operations by converting former grazing land to additional cultivated land by planting more potatoes, beans, and corn (*Chino Champion* 1953). By this time, Pete Borba and Sons were considered "master farmers," owing to their "long record of successful farm undertakings" (Beck 1953). Beck (1953) goes on to discuss in his profile of the master farmers how they pioneered transforming previously unproductive farmland in the San Bernardino area:

> On 800 acres of irrigated land they produce potatoes, alfalfa, beans, corn ensilage, and other cash crops. Then they round out their program by milking some 700 cows.
>
> Last winter the Borbas bought a 20-acre field which former owners had farmed without success. For some years the field had been an orchard, vineyard and field crops, all dry farmed. The soils had little protection from the high-velocity winds of winter, known here-abouts as the "Santa Anas." Dunes and blowouts were everywhere over the 20 acres.
>
> The Borbas drilled a well and installed a turbine pump. The well put out a steady flow of 1,350 gallons per minute for the new acreage and adjacent Borba farmland. The land then was leveled and an underground concrete pipe system installed …
>
> The new improved 20-acre field produced well over 400 sacks of No. 1 white rose potatoes per acre the first year. The Borbas don't say how much the crop netted them. But it undoubtedly paid for the land, the leveling job, and the irrigation system – before taxes.

Maria Borba died on August 30, 1970, and Peter Borba, Sr. died on September 6, 1973 (*Chino Champion* 1973). Peter Jr., Joseph, John, and George Borba then began their careers in the dairy and agricultural industries in San Bernardino County, amongst other business ventures, continuing the Borba farming legacy. Between 1966 and 1968, the 14343 Bon View Avenue single-family residence and detached garage were constructed within the northwest portion of Lot 52. These buildings were constructed during the time which Pete Borba Jr. owned the property. However, there is no indication that the Borba family lived in the single-family residence at the time.

In 1968, APNs 0217-083-02 and -07 were renumbered to APNs 0217-083-11 and -12. APN 0217-083-11 included the southern halves of Lots 51 and 52, while APN 0217-083-12 includes the northern halves of Lots 51 and 52. Additionally, APNs 0217-083-01 and -08 were renumbered to APNs 0217-083-13 and -14. APN 0217-083-14 consisted of the northern halves of Lots 61 and 62. The same year, ownership of APNs 0217-083-11, -12, and -14 transferred to the Bank of America National Trust and Savings Association Trustee until 1969. In 1970, Dimas S.

Costa, Myrtle S. Costa, and Mary Barcelles acquired APNs 0217-083-11 and -14, which includes the southern halves of Lots 51 and 52 and the northern halves of Lots 61 and 62. The same year, the 14451 Bon View Avenue single-family residence was constructed within APN 0217-083-14 and the dairy farm buildings, which includes the milking parlor, carport, and hay storage structure, were constructed within APN 0217-083-11. Also in 1970, Jose C. Rocha and Ida Cardoza Rocha acquired APN 0217-083-12, the northern halves of Lots 51 and 52.

Ida Rocha was born in 1917 in Tulare, California to Olympia and Manuel Cardoza (*The Times-News* 2008). At the age of eight, the Cardoza family moved to Terciera, Azores, Portugal where Ida Cardoza was raised (*The Times-News* 2008). In Azores, Ida Cardoza married Jose C. Rocha, and the couple moved to the United States where they began a dairy company in Victorville, California (*The Times-News* 2008). Eventually, they moved their business to Chino, California, where they lived until selling APN 0217-083-12 to the Dimas family in 1989. The Rocha family subsequently retired in Idaho in the 1990s (*The Times-News* 2008).

Dimas Simas Costa was born around 1927 on the island of Terceira in the Azores, an autonomous region of Portugal (*The Fresno Bee* 2009). After immigrating to the United States in 1950, Costa settled in the Artesia and Chino areas of Southern California and married Merces (Myrtle) Martins (*The Fresno Bee* 2009). Merces Martins was born in Artesia, California in 1924 to Manuel Martins and Maria Balbina Gertara of Terceira, Azores (Ancestry.com 2005b). Merces' sister, Maria (Mary) Martins, was born a year earlier in Portugal, later settling in Artesia, California with her husband Agostinho Barcelles (*Independent* 1962).

Dimas Costa became a successful dairy farmer in southern California and was active in several Chino community organizations including the D.E.S. Portuguese Society, the Luso-American Society, and the U.P.E.C. Fraternal Society (*The Fresno Bee* 2009). At the time Dimas Costa, his wife Myrtle Costa, and his sister-in-law Mary Barcelles purchased APNs 0217-083-11 and -14 in 1970, the same year the 14451 Bon View Avenue single-family residence and 14457 Bon View Avenue dairy farm were constructed. At this address, Dimas and Myrtle Costa established one of their branches of their dairy business, Costa View Farms (*Chino Champion* 1992b; *Chino Champion* 1981). By 1975, Mary Barcelles was no longer listed in the lot books, leaving Dimas and Myrtle Costa as the sole owners of the properties.

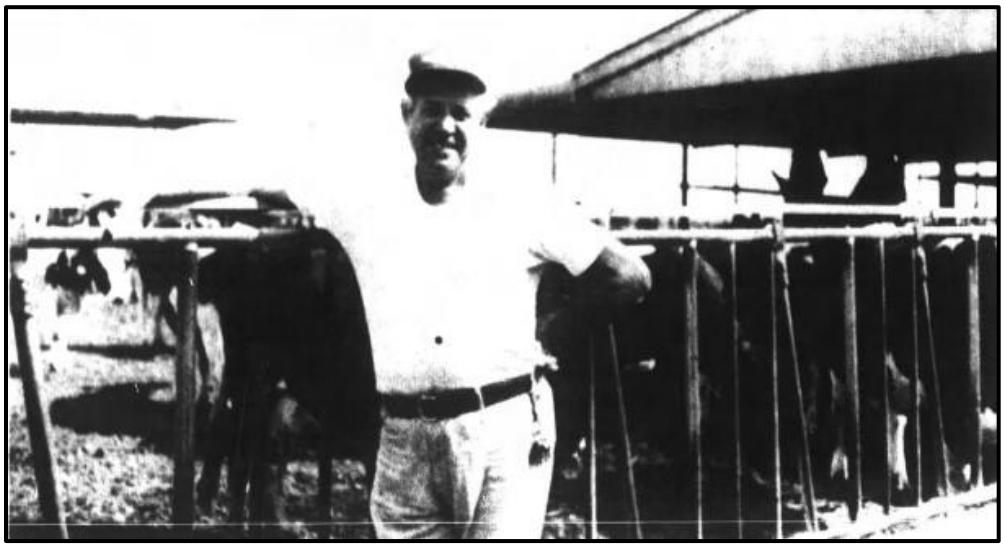


Plate 3.3–6: Photograph of Dimas Costa. (*Courtesy of Chino Champion* 1983)

In 1976, APNs 0217-083-11, -12, and -14 were redesignated APNs 1053-541-01, 1053-541-02, and 1053-571-01, respectively. The Index to Public Records and city directories demonstrate that 14451 Bon View Avenue was listed as an address for Dimas and Myrtle Costa from at least 1993 to 2000 (Ancestry.com 2005a, 2010b). Together, Myrtle and Dimas Costa had three daughters, Linda, Mary F., and Teresa A., who were born and raised in Chino (*Progress-Bulletin* 1959; *Chino Champion* 1981).

In 1999, the Costa family relocated their dairy business to Madera County, California (*The Fresno Bee* 2009). That same year, Myrtle Costa passed away in 1999 (Ancestry.com 2012b). In 2009, Dimas Costa passed away leaving his Chino properties to his daughters and their husbands, Mary and Lawerence M. Pietrowski, Teresa and William J. Carr, and Linda and Darryl Azevedo, all of whom live in Madera, California (*The Fresno Bee* 2009). At present, entities associated with the Costa family descendants own APNs 1053-541-01, 1053-541-02, and 1053-571-01.

Site Temp-5 (14213, 14239, 14297, and 14283 Bon View Avenue)

Site Temp-5 is located in APNs 1053-351-01 and -02, which consists of Lots 45 and 46 of Section 17 of the Rancho Santa Ana del Chino subdivision. The parcels are associated with addresses 14213, 14239, 14297, and 14283 Bon View Avenue. The 14213 Bon View Avenue single-family residence was constructed in 1912 within the northwest corner of APN 1053-351-01, or Lot 45. Between 1959 and 1966, the 14297 and 14283 Bon View Avenue single-family residences were also constructed within APN 1053-351-01 along the central-west border of Lot 45. In 1961, the milking parlor was constructed between the 14213 and 14283 Bon View Avenue single-family residences and is associated with the address 14239 Bon View Avenue. Between 1968 to 1973, an addition to the milking parlor was constructed. Besides pole barns associated with the 14239 Bon View Avenue dairy farm, historic aerial photographs do indicate the presence of any additional structures within Lot 46. Table 3.3–6 lists the ownership history for Site Temp-

5.

Table 3.3–6

Ownership History of Temp-5 (Lots 45 and 46)

Owner		Year Range	
Lot 45	Lot 46	Lot 45	Lot 46
Chino Land and Water Co.		1901-1905	
Martha T. Middleton		1906-1907	
Earl R. Lewis	Reuben S. Lewis	1908-1960	1908-1913
	Olivia M. Lewis		1914
	Reuben S. and Anna E. Lewis		1915-1932
	Anna E. Lewis		1933-1935
	Earl R. Lewis		1936-1960
Pete Borba and Sons		1961-1962	
Pete Borba Jr.		1963-1969	
Jose C. and Ida C. Rocha		1970-1975	
APN 0217-083-03 renumbered to APN 1053-351-01 in 1976 APN 0217-083-06 renumbered to APN 1053-351-02 in 1976			
Jose C. and Ida C. Rocha		1976-1989	
Dimas S. and Myrtle Costa		1989-2014	
Mary F. and Lawerence M. Pietrowski, Teresa A. and William J. Carr, and Linda and Darryl Azevedo		2014-2017	
BTC Enterprises LP, LMSAME Management Services LLC, and Dlazevedo Enterprises LP		2017- Present	

Ownership history for Lots 45 and 46 is similar to that of Site Temp-4. In 1906, Martha Middleton purchased Lots 45 and 46 from the Chino Land & Water Company. By 1908, Lot 45, which comprises the western half of Temp-5, was purchased by Earl R. Lewis who retained the property until 1960. The same year, Lot 46, or the eastern half of Temp-5, was acquired by Earl

Lewis's father, Reuben S. Lewis.

Reuben Lewis was born in 1850 in New York to Wright and Maria Lewis (Ancestry.com 2009c). His wife, Anna, was also born in New York in 1852, and together the couple had three children, Cora, Olivia, and Earl Lewis (Ancestry.com 2010h). Earl Lewis, the last of the three children, was born in 1885 in New York, and around 1901 the Lewis family moved to California (*The Daily Report* 1960). The Lewis family migrated to Chino, California around 1908 and became ranchers with the land they purchased from Middleton (*The Daily Report* 1960; *The Chino Champion* 1932). In 1914, Olivia Lewis, the daughter of Rueben and Anna Lewis, acquired Lot 46 briefly before ownership transferred back to her father and mother. In 1932, Reuben Lewis passed away, and by 1936 Earl Lewis retained ownership of both Lots 45 and 46 (*The Chino Champion* 1932).

Census records from 1920 and 1930 indicate that Anna, Reuben, and Earl Lewis resided on a farm on South Bon View Avenue in Chino, California (Ancestry.com 2010a, 2002). Additionally, newspaper listings for livestock and produce sales list Earl R. Lewis Ranch as the second house south of Edison Avenue on South Bon View Avenue (*The Daily Report* 1949; *The Daily Report* 1921a). *The Daily Report* (1937; 1947) also indicates that Anna Lewis resided on South Bon View Avenue in 1937 and at the time of her death in 1947. Therefore, it is likely that the Lewis family resided at the 14213 Bon View Avenue single-family residence that was constructed on Lot 45 in 1912. By 1954, Assessor's lot book records began to associate Lot 45 with APN 0217-083-03 and Lot 46 with APN 0217-083-06.

In 1960, *The Daily Report* (1960) announced that Earl Lewis passed away. At the time of his death, Lewis was a retired farmer and was living at 604 W. Fourth Street, suggesting that Lewis had moved away from the South Bon View farm since his retirement. The following year, Pete Borba and Sons acquired Lots 45 and 46, and by 1963, Pete Borba Jr. retained sole ownership of the parcels until 1969. The 14297 and 14283 Bon View Avenue single-family residences constructed within APN 0217-083-03 (Lot 45) between 1959 to 1966 and the 1961 milking parlor associated with the address 14239 Bon View Avenue are thus associated with the expansion of the Borba family's dairy farm business.

In 1970, the Rocha family acquired APNs 0217-083-03 and -06 (Lots 45 and 46). By 1976, APNs 0217-083-03 and -06 were renumbered to APNs 1053-351-01 and -02. In 1989, the Costa family puchased the parcels, and the descendants of the Costa family have retained owenrship of the properties ever since.

Site Temp-6 (14440 South Grove Avenue)

Site Temp-6 is located in APN 1053-551-01, which includes Lots 49, 50, 63, and 64 of Section 17 of the Rancho Santa Ana del Chino subdivision. Lots 49 and 50 comprise the northern half of APN 1053-551-01 and Lots 63 and 64 comprise the southern half of APN 1053-551-01. Site Temp-6 is also associated with the address 14440 South Grove Avenue. In 1972, the 14440 South Grove Avenue single-family residence was constructed along the western border of APN 1053-551-01, or the southwest portion of Lot 49. Additionally, between 1968 to 1973, the 14440

South Grove Avenue dairy farm was built south of the single-family residence. The dairy farm includes a milking parlor constructed in 1972 and an ancillary structure built between 1968 and 1973. Further, a detached garage was constructed between 1979 and 1980 southwest of the single-family residence. Tables 3.3–7 and 3.3–8 lists the ownership history for Site Temp-6.

Table 3.3–7

Ownership History of Temp-6 (Lots 49 and 50)

Owner	Year Range
Chino Land and Water Co.	1901-1905
Martha T. Middleton	1906-1907
Chino Land and Water Co.	1908
R. Everett	1909-1922
Louise Dennsion	1922-1923
Anton Wilson	1924
Lucas Ranching Co.	1924-1954
Pete Borba and Sons	1954-1962
Pete Borba Jr.	1963-1968
APN 0217-084-01, -02, 09, and -10 renumbered to APN 0217-084-11	
Bank of America National and Savings Association Trustee	1968-1971
Joe C. Ferreira Jr. and Leontina M. Ferreira	1972-1975
APN 0217-084-11 renumbered to APN 1053-551-01 in 1976	
Joe C. Ferreira Jr. and Leontina M. Ferreira	1976-2008
Joe C. Ferreira, Leontina A. Ferreira, Michelle L. Ferreira-Valles, Lisa M. Ferreira-Hizey, and Joe Coehlo Ferreira Jr.	2008
Whitegold Ventures LP	2008-Present

Table 3.3–8
Ownership History of Temp-6 (Lots 63 and 64)

Owner		Year Range	
Lot 63	Lot 64	Lot 63	Lot 64
Chino Land and Water Co.		1901-1905	
Martha T. Middleton		1906-1907	
Chino L. and W. Co.		1908	
Jacob Heldoorn	Cornelius H. Hoogenboom	1908-1911	
Heidt V. Sapp		1911-1923	
Lucas Ranching Co.		1924-1950	
Pete Borba and Sons		1954-1962	
Pete Borba Jr.		1963-1968	
APN 0217-084-01, -02, 09, and -10 renumbered to APN 0217-084-11			
Bank of America National and Savings Association Trustee		1968-1971	
Joe C. Ferreira Jr. and Leontina M. Ferreira		1972-1975	
APN 0217-084-11 renumbered to APN 1053-551-01 in 1976			
Joe C. Ferreira Jr. and Leontina M. Ferreira		1976-2008	
Joe C. Ferreira, Leontina A. Ferreira, Michelle L. Ferreira-Valles, Lisa M. Ferreira-Hizey, and Joe Coehlo Ferreira Jr.		2008	
Whitegold Ventures LP		2008-Present	

The ownership history for the northern and southern halves of Site Temp-6 diverges during the first half of the twentieth century before uniting by the second half. In 1906, Martha Middleton acquired Lots 49, 50, 63, and 64 from the Chino Land and Water Company. After the foreclosure of her property, the Chino Land & Water Company resold Lots 49 and 50 to R. Everrett, Lot 63 to Jacob Heldoorn, and Lot 64 to Cornelius Hoogenboom. Lots 49 and 50 were owned by three different individuals, R. Everrett, Louise Dennison, and Anton Wilson, over the course of the next

decade until the lots were purchased by Lucas Ranching Company. Between 1908 and 1911, Lots 63 and 64 were owned by Jacob Heldoorn and Cornelius Hoogenboom until both lots were sold to Heidt V. Sapp (*The Evening Index* 1911). In 1924, the Lucas Ranching Company also acquired Lots 63 and 64.

Jacob Heldoorn was born in 1876 in Holland, Netherlands (Ancestry.com 2016b). Heldoorn immigrated to the United States in 1903, eventually settling in Southern California (Ancestry.com 2010e). The 1910 and 1920 census demonstrate that Heldoorn lived with his family in Los Angeles County at the time, suggesting that Heldoorn did not live on the property at the time he owned Lot 63 (Ancestry.com 2006a, 2010a). Cornelius Hoogenboom, who owned Lot 64, was born in 1880 in the Netherlands (Ancestry.com 2016b). In 1910, Hoogenboom resided with Heldoorn and his family in San Antonio, California, suggesting that Hoogenboom did not live on the property either (Ancestry.com 2006a).

After the Lucas Ranching Company acquired Lots 49, 50, 63, and 64, ownership of all four lots remained the same until the present. By 1954, Lot 63 was designated APN 0217-084-01, Lot 50 was designated APN 0217-084-02, Lot 49 was designated APN 0217-084-09, and Lot 64 was designated APN 0217-084-10. The same year, Pete Borba and Sons acquired all four lots, and from 1963 to 1968, Pete Borba Jr. retained sole ownership of the property. By 1968, APNs 0217-084-01, -02, 09, and -10 were united into one parcel, APN 0217-084-11. Ownership of APN 0217-084-11 was transferred to the Bank of America National and Savings Association Trustee in 1968, and by 1972 the parcel was purchased by Joe C. Ferreira Jr. and Leontina M. Ferreira. In 1976, APN 0217-084-11 was renumbered to APN 1053-551-01.

Jospeh (Joe) C. Ferreira Jr. was born in 1930 in Paramount, California to Portuguese immigrants Joe C. and Carolina Ferreira (Ancestry.com 2002; *Chino Hills Champion* 2013; Plate 3.3–7). Ferreira joined his family's dairy business, Joe C. Ferreira and Son, in 1948 before serving in the Army during the Korean War (*Chino Hills Champion* 2013). In 1964, Ferreira married Leontina Alves and together they had three children, Lisa, Michelle, and Joe Coehlo Ferreira (*Chino Hills Champion* 2013; Ancestry.com 2007). After the passing of his father, Ferreira purchased half of the family dairy business and relocated to Chino, California. in 1972 where he resided with his family until his death in 2013 (*Chino Hills Champion* 2013).



Plate 3.3–7: Photograph of Joe C. Ferreira Jr. (*Courtesy of Chino Hills Champion* 2013)

Joe Ferreira Jr. operated the Joe C. Ferreira Jr. Dairy at 14440 South Grove Avenue (*Chino Champion* 1982b). In 1972, the 14440 South Grove Avenue single-family residence and milking parlor were constructed. Additionally, historic aerial photographs show that the ancillary structure was also built between 1968 and 1973. Ferreira relocated the Joe C. Ferreira Jr. Dairy in 1972 and the single-family residence was constructed the same year, so the construction of the 14400 South Grove Avenue single-family residence and diary farm are most strongly associated with Ferreira. The Index to Public Records indicates that 14440 South Grove Avenue was one of several addresses associated with the Ferreira family

(Ancestry.com 2010b). At the time of their son's birth in 1976, Joe Coehlo Ferreira, the *Chino Champion* (1976a) indicates that Joe and Leontina Ferreira resided at 14440 South Grove Avenue. In 2008, members of the Ferreira family sold APN 1053-551-01 to Whitegold Ventures, the current owner of the property.

Site Temp-7 (14441 and 14474 South Grove Avenue)

Site Temp-7 is located in APNs 0216-321-01 and -07, which includes Lots 57 and 58 in Section 16 of the former Rancho Santa Ana del Chino subdivision. Site Temp-7 is associated with the addresses 14441 and 14474 South Grove Avenue. The 14474 South Grove Avenue single-family residence was constructed between 1959 and 1966, and the 14441 South Grove Avenue single-family residence was constructed between 1966 and 1968 along the western border of APN 0216-321-01, or Lot 57. Additionally, the dairy farm, which consists of a milking parlor, ancillary structure, and pole barns, was constructed between 1959 and 1966. Table 3.3–9 lists the ownership history for Site Temp-7.

Table 3.3–9

Ownership History of Temp-7 (Lots 57 and 58)

<table>
<tr><th colspan="2">Owner</th><th colspan="2">Year Range</th></tr>
<tr><td>Lot 57</td><td>Lot 58</td><td>Lot 57</td><td>Lot 58</td></tr>
<tr><td colspan="2">Chino Beet Sugar Estate and Land Company</td><td colspan="2">1903-1907</td></tr>
<tr><td rowspan="2">Richard and Thomas Shanks</td><td>Chino Land and Water Compnay</td><td rowspan="2">1908-1928</td><td>1908-1910</td></tr>
<tr><td>Richard and Thomas Shanks</td><td>1910-1928</td></tr>
<tr><td colspan="2">C.V. Brewster</td><td colspan="2">1928</td></tr>
<tr><td colspan="2">Richard and Thomas Shanks</td><td colspan="2">1929-1932</td></tr>
<tr><td colspan="2">Lyle B. Shull</td><td colspan="2">1933-1935</td></tr>
<tr><td colspan="2">Jacob Shanks, Kate E. Simmons, Ella Louise Shanks, Martha J. Poe, Mary McDaniel</td><td colspan="2">1936</td></tr>
<tr><td>C.N. Poe</td><td rowspan="2">Jospeh B., Mabel E., and Orloff B. Griffith</td><td>1937-1945</td><td rowspan="2">1937-1953</td></tr>
<tr><td>Jospeh B. and Mabel E. Griffith</td><td>1946-1953</td></tr>
<tr><td colspan="2">Orloff B. and Irma B.Griffith</td><td colspan="2">1954-1963</td></tr>
</table>

Owner	Year Range
Orlofff B. Griffith	1964
Schaafsma Brothers	1965
Joe Van Der Veen	1966-1975
Harry C. Miersma	1975-1976
APN 0217-091-01 renumbered to APN 0216-321-01 and APN 0217-091-09 renumbered to APN 0216-321-07 in 1977	
Harry C. and Dorothy L. Miersma	1978-2004
Harlan E. Miersma and Greta Miersma	2004-2022
Brookcal Ontario LLC	2022
Ontario Ranch Venture LLC	2022-Present

The ownership history of Lots 57 and 58 since the early twentieth century has remained very similar. In 1908, the Chino Beet Sugar Estate and Land Company was able to sell Lot 57 to Richard and Thomas Shanks, while Lot 58 was taken over by the Chino Land & Water Company. By 1910, Richard and Thomas Shanks had acquired Lot 58 in addition to Lot 59, retaining ownership of the property until 1932. For a brief period in 1928, C.V. Brewster was listed on Assessor's lot book records as owner of Lots 57 and 58; however, the Shanks resumed ownership the following year.

Richard Shanks was born in 1837 to Irish immigrants James and Hannah Shanks (Ancestry.com 2024b). James and Hannah Shanks had several other children, including Mary, Martha, Thomas, and James Shanks Jr. In 1872, James Shanks Jr. married Mary Eliza Burke, and together they had four children, Mary E., Ella Louise, Kate E., and Martha, the latter of which married C.N. Poe (Ancestry.com 2014a). In 1908, the *Chino Champion* (1908) indicates that Thomas Shanks and Poe, the nephew of Richard and Thomas Shanks, both of Simpson, Kansas, purchased ranch tracts along Eucalyptus Avenue. However, lot book records and delinquent tax records from historic newspapers demonstrate that Richard and Thomas Shanks were listed as the owners of Lots 57 and 58 (*San Bernardino County Sun* 1925; *The Daily Report* 1921b, 1921c).

In 1933, Lyle B. Shull acquired Lots 57 and 58. Shull was born around 1898 in Kansas to William E. and Rose L. Shull (Ancestry.com 2011b). However, in 1934, the family of Richard and Thomas Shanks challenged the validity of Shull's deed to the property and argued that they inherited the property. These family members included Jacob Shanks, Kate Simmons, Ella Louise Shanks, Martha Poe, and Mary McDaniels (*Progress-Bulletin* 1934). Evidently, the family of Richard and Thomas Shanks won the suit and acquired the property in 1936.

In 1937, C.N. Poe was transferred ownership of Lot 57, and Lot 58 was sold to Jospeh B., Mabel E., and Orloff B. Griffith. In 1946, Poe sold Lot 57 to Joseph and Mabel Griffith. During the time in which Poe owned Lot 57, California Voter Registration records demonstrate that Poe lived with his wife Martha at 131 East H Street in San Bernardino County, not at Lot 57 (Ancestry.com2010g). During the time the Griffith family owned the property, Lot 57 had been designated APN 0217-091-01 and Lot 58 had been designated APN 0217-091-09.

Jospeh Griffith was born in 1870 in Iowa to David Dial Griffith and Eunice B. Emerson (Ancestry.com 2011c). Mabel Griffith was born Mabel E. Lanning in 1877 in Iowa (Ancestry.com 2011c). After the couple married around 1894, Mabel and Jospeh Griffith had their son Orloff Bertrand Griffith in Boyden, Iowa (Ancestry.com 2014d, 2011c). The 1900 and 1910 census indicates that the Griffith family continued to live in Iowa until relocating to Colorado by 1910 (Ancestry.com 2004, 2006a). In 1918, Orloff Griffith began service in the United States Army in Syracuse, New York, during World War I (Ancestry.com 2010f). In Syracuse, Griffith met and married Irma Baker, a Pennsylvania native who had moved to Syracuse by 1910 with her parents George W. and Ida M. Baker (Ancestry.com 2017b, 2006a). In 1918, Orloff and Irma Griffith welcomed their daughter Wilma L. Griffith (Ancestry.com 2024b).

By 1920, Orloff, Irma, and Wilma Griffith had moved to Alhambra, Los Angeles County, California (Ancestry.com). The 1930, 1940, and 1950 censuses demonstrate that the Griffith family continued to live in Los Angeles County (Ancestry.com 2002, 2012a, 2022). Additionally, Orloff Griffith's parents Jospeh and Mabel Griffith also had relocated to Alhambra, where they lived until their respective deaths (Ancestry.com 2005, 2012b; *Pasadena Star-News* 1946). Joseph Griffith passed away in Los Angeles in 1946, and Mabel Griffith passed away in Los Angeles in 1952 (Ancestry.com 2012b). These sources suggest that none of the members of the Griffith family lived within Lots 57 and 58 at the time they owned the property from 1937 to 1964.

Briefly in 1965, the Schaafsma Brothers acquired Lots 57 and 58 before selling the property to Joe Van Der Veen. Brothers Peter, Charlie, Thomas, and John Schaafsma, originally of Iowa, moved to California after World War II and began a dairy construction business called Schaafsma Bros. General Contractors (*Daily Bulletin* 2007). They are known for constructing many dairies throughout Los Angeles County and the greater Chino Valley area (*Daily Bulletin* 2007). The dairy farm constructed within Lots 57 and 58 between 1959 and 1966 was thus most likely constructed by the Schaafsma Brothers. Additionally, the 14474 South Grove Avenue single-family residence, which was also constructed between 1959 and 1966, and the 14441 South Grove Avenue single-family residence, which was constructed between 1966 and 1968, were likely built by the Schaafsma Brothers.

From 1966 to 1975, Kenneth Joe Van Der Veen owned Lots 57 and 58. Van Der Veen was born in Sanborn, Iowa, in 1930 where he resided until moving to Los Angeles, California, in the 1940s (Ancestry.com 2011c, 2012a). In 1950, Van Der Veen married Verena A. Kooiman in Los Angeles, where the couple had five children, Joe Allen, Jack, Janice, Judy, and Jenny Van Der Veen (Ancestry.com 2006b; *Chino Champion* 1994). The Van Der Veen family relocated to the Chino Valley around 1962 where Kenneth Joe Van Der Veen worked as a dairy farmer (*Chino*

Champion 1994). It should be noted that the Assessor's lot book records list a Joe Van Der Veen as the owner of Lots 57 and 58, suggesting that it was Kenneth Joe Van Der Veen's son, Joe Allen Van Der Veen, who was the owner of the 14441 and 14474 South Grove Avenue properties; however, Joe Allen Van Der Veen was born in 1950 and would have been a teenager at the time the parcels were acquired (Ancestry.com 2005a, 2014a). Therefore, Kenneth Joe Van Der Veen was possibly the owner referenced in the Assessor's lot books rather than his son since Kenneth's middle name was Joe, although both worked as dairy farmers in Ontario (*Chino Champion* 1994; *Desert Dispatch* 2010).

In 1972, Joe Allen Van Der Veen married Kathy Venden Berg (*Chino Champion* 1971). The *Chino Champion* (1971) indicated that at the time of the couple's engagement in 1971, Joe Allen's parents Kenneth and Verena Van Der Veen were living at 9297 Eucalyptus Avenue in Chino. Additionally, Joe Allen Van Der Veen was noted to be working as a milker at his father's dairy (*Chino Champion* 1971). At the time of the birth of Joe Allen and Kathy Van Der Veen's daughter Denise in 1973, the couple lived at 1902 South Euclid Avenue (*Progress-Bulletin* 1973). Therefore, while the Van Der Veen family apparently lived near their dairy on Lots 57 and 58, it is likely that they did not live on the property.

In 1975, Harry Clarence Miersma acquired APNs 0217-091-01 and -09. Two years later in 1977, APNs 0217-091-01 and -09 were renumbered to APNs 0216-321-01 and -07. Harry Miersma was born in 1923 in Valley Springs, South Dakota to Harry Paulus Miersma and Margie Kroon (Ancestry.com 2024b). In 1948, Miersma married Dorothy Lorraine Wigboldy in Los Angeles, California (Ancestry.com 2007). Wigboldy was born in 1929 in Chicago, Illinois, to Paul Homer Wigboldy and Wilhelmina Boersema (Ancestry.com 2024b). Miersma and Wigboldy both moved to Los Angeles during the 1940s, and the year following their marriage, the couple welcomed their son Harlan Eugene Miersma in 1949 (Ancestry.com 2022).

A review of historic newspapers demonstrated that the two generations of the Miersma family resided at 14474 South Grove Avenue where they operated a dairy business, Miersma & Sons Dairy No. 1. The *Chino Champion* (2002) indicates that Harry Miersma was a self-employed dairy farmer for 54 years. Miersma also worked in the dairy business with his father for 37 years (*Chino Hills Champion* 2009a). In 1974, Miersma married Greta Vanden Brink, and at the time, the *Chino Champion* (1974) notes that Harlan Miersma's parents, Harry and Dorothy Miersma, lived at 14474 South Grove Avenue. In later years, it appears that Greta and Harlan Miersma moved to 14474 South Grove Avenue, while Harry and Dorothy Miersma moved to Corona and later 12480 Cedar Avenue in Chino (*Chino Champion* 1978; *Chino Champion* 1983c; *Chino Champion* 2000). Harry Miersma passed away in 2002 and Dorothy Miersma passed away in 2021 (Ancestry.com 2012b; *Chino Champion* 2002). Their son Harlan Miersma passed away in 2009 (*Chino Hills Champion* 2009a). After his death, the property contined to be listed in his and his wife Greta Miersma's names until 2002, when Brookcal Ontario, LLC and Ontario Ranch Venture, LLC aquired APNs 0216-321-01 and -07.

Site Temp-8 (14361 South Grove Avenue)

Site Temp-8 is located in APNs 0216-321-02 and -06, which includes Lots 55 and 56 of Section 16 in the Rancho Santa Ana del Chino subdivision. APNs 0216-321-02 and -06 are associated with the address 14361 South Grove Avenue and includes a single-family residence, detached garage, and dairy farm. The dairy farm includes a milking parlor and two ancillary structures. The single-family residence, detached garage, milking parlor, and two ancillary structures are all located within the western half of APN 0216-321-02. The single-family residence and detached garage were constructed between 1968 and 1973. The CHRID indicates that the single-family residence was constructed in 1979; however, the residence is clearly visible within historic aerial photographs by 1973. The milking parlor and ancillary structures associated with the dairy farm were also constructed between 1968 and 1973. Between 2015 and 2016, a northern addition was constructed on the milking parlor. Further, between 2021 and 2022, a portion of the roof of the milking parlor was removed.

The ownership history of Site Temp-8 is very similar to that of Site Temp-7. Table 3.3–10 lists the ownership history for Site Temp-8. During the first part of the twentieth century, Richard and Thomas Shanks purchased Lots 55 and 56 from the Chino Beet Sugar Estate and Land Company, and individuals such as C.V. Brewster, Lyle B. Lull, and the descendants of the Shank brothers briefly acquired the property. In 1937, Jospeh, Mabel, and Orloff Griffith acquired Lot 55. Several years later, Jospeh and Mable Griffith purchased Lot 56 as well. By 1954, Lots 55 and 56 were designated APNs 0217-091-02 and -08.

Table 3.3–10

Ownership History of Temp-8 (Lots 55 and 56)

Owner		Year Range	
Lot 55	Lot 56	Lot 55	Lot 56
Chino Beet Sugar Estate and Land Company		1904-1907	
Richard and Thomas Shanks		1908-1928	
C.V. Brewster		1928	
Richard and Thomas Shanks		1929-1931	
Thomas Shanks		1932	
Lyle B. Shull		1933-1935	
Jacob Shanks, Kate E. Simmons, Ella Louise Shanks, Martha J. Poe, Mary E. McDaniel		1936	

Owner		Year Range	
C.N. Poe		1937	1937-1945
Jospeh B., Mable E., and Orloff B. Griffith	Jospeh B. and Mable E. Griffith	1937-1953	1945-1953
Orloff B. and Irma B.Griffith		1954-1963	
Orlofff B. Griffith		1964	
Schaafsma Brothers		1965	
Jake J. and Normalee M. Alewyn		1966-1976	
APNs 0217-091-02 and -08 renumbered to APNs 0216-321-02 and -06 in 1977			
Jake J. and Normalee M. Alewyn		1977-2005	
Bar Ja Investments		2005-2022	
Brookcal Ontario LLC and Ontario Ranch Venture LLC		2022-Present	

In 1965, the Schaafsma Brothers acquired APNs 0217-091-02 and -08 and resold the property to Jake J. and Normalee M. Alewyn by 1966. Although the parcels were owned by the Alewyn family at the time of the construction of the 14361 South Grove Avenue single-family residence, detached garage, and dairy farm between 1968 and 1973, it is still possible that the Schaafsma Bros. General Contractors company was responsible for designing and constructing the single-family residence and dairy farm. Additionally, during the time that the Alewyn family owned the property, APNs 0217-091-02 and -08 were renumbered to APNs 0216-321-02 and -06.

Jake J. Alewyn was born in 1925 in Tulare, California to John J. and Aagge Alewyn (Ancestry.com 2005b; *Chino Champion* 2001a). The 1930 and 1940 census indicates that Alewyn grew up in Los Angeles County and was drafted to serve in World War II in 1943 (Ancestry.com 2002, 2012a, 2011a). In 1949, Alewyn married Normalee M. Brown (Ancestry.com 2007). Brown was born in Colorado around 1928 and was raised in Whittier, California (Ancestry.com 2012a). Together, the Alewyns had three children, Beverly, Julie, and John Alewyn (*Chino Champion* 2001a). Jake Alewyn worked as a self-employed dairy farmer for 59 years and lived in Chino for 30 years before his death in 2001 (*Chino Champion* 2001a). The *Chino Champion* (1976b, 1977) indicates that Alewyn operated his dairy business out of 14361 South Grove Avenue, and phone directories demonstrate that Jake and Normalee Alewyn resided at 14361 South Grove Avenue in the 1990s to early 2000s (Ancestry.com 2005a). In 2005, Bar Ja Investments acquired APNs 0216-321-02 and -06, and in 2022, Brookcal Ontario, LLC and Ontario Ranch Venture, LLC aquired both parcels.

Site Temp-9 (14350 Walker Avenue and 8485 Edison Avenue)

Site Temp-9 is located within APN 0216-322-10, which includes Lots 37, 44, 53, and 60 within Section 16 in the former Rancho Santa Ana del Chino subdivision. APN 0216-322-10 is located southwest of the intersection of Edison Avenue (Ontario Ranch Road) and Walker Avenue. The 8485 Edison Avenue single-family residence, detached garage, and dairy farm are located along the northern boundary of APN 0216-322-10. The dairy farm includes a milking parlor and two ancillary structures. Off of Walker Avenue and within the central-east portion of APN 0216-322-10, the 14350 Walker Avenue single-family residence and detached garage are present. Both the 8485 Edison Avenue and the 14350 Walker Avenue single-family residences and detached garages were constructed between 1959 and 1966. Additionally, the milking parlor associated with the 8485 Edison Avenue dairy farm was constructed during the same period. Between 1966 and 1968, an ancillary structure was also constructed west of the milking parlor. Table 3.3–11 and 3.3–12 lists the ownership history for Site Temp-9.

Table 3.3–11

Ownership History of Temp-9 (Lot 37)

Owner	Year Range
Chino Land and Water Company	1908
E.A Peck	1908-1919
Venturo and Mary K. Rapattoni	1920-1940
Federal Land Bank of Berkeley	1941
John and Margaret Veenstra	1942-1961
APN 0217-092-05 subdivided into APNs 0217-092-09 and -10 in 1961	
APN 0217-092-09	
John and Maragret Veenstra	1962-1964
Edward and Johanna Swager	1965-1977
APN 0217-092-09 renumbered to APN 0216-092-06 in 1977	
Edward and Johanna Swager	1978-2022
Brookcal Ontario LLC	2022
Ontario Ranch Venture LLC	2022-Present

Owner	Year Range
APN 0217-092-10	
John and Maragret Veenstra	1962-1964
John and Margaret Veenstra, Edward and Johanna Swager, and Henry and Nellie Struikmans	1965
Charlie and Lena Van Der Kooi, Edward and Johanna Swager, and Henry and Nellie Struikmans	1966-1977
APN 0217-092-10 renumbered to APN 0216-322-05 in 1977	
Edward and Johanna Swager	1978-2022
Brookcal Ontario LLC	2022
Ontario Ranch Venture LLC	2022-Present

Table 3.3–12

Ownership History of Temp-9 (Lots 44, 53, and 60)

Owner	Year Range
Chino Land and Water Company	1908
E.A Peck	1908-1919
Venturo and Mary K. Rapattoni	1920-1940
Federal Land Bank of Berkeley	1941
John and Margaret Veenstra	1942-1964
Edward and Johanna Swager	1965-1977
APNs 0217-092-06, -07, and -08 renumbered to APN 0216-322-07, -08, and –09 in 1977	

Owner	Year Range
Edward and Johanna Swager	1978-2022
Brookcal Ontario LLC	2022
Ontario Ranch Venture LLC	2022-Present

Ownership history for Lots 37, 44, 53, and 60 is almost entirely the same. Lot 37 deviates from the rest of the lots when it was divided into two separate parcels in 1961. Nevertheless, ownership of these parcels remains consistent throughout each period of ownership. In 1908, E.A. Peck acquired Lots 37, 44, 53, and 60 from the Chino Land and Water Company (*San Bernardino County Sun* 1908). Lots 37, 44, 53, and 60 became part of a larger alfalfa farm and ranch owned by Peck that came to be known as "Indian Head" ranch (*San Bernardino County Sun* 1916). Peck was a general superintendent of the Baltimore & Ohio railroad, primarily residing in Pittsburg, Pennsylvania (*The Daily Report* 1918a; *Chino Champion* 1916). After purchasing property in Chino, Peck would vacation for six weeks every year at his ranch (*San Bernardino County Sun* 1916). Around 1911, Peck's mother Eliza Lane Peck moved from Cleveland, Ohio to Chino to live on Peck's ranch, which was noted by *The Daily Report* (1918b) to be located on Edison Avenue. Additionally, in 1912, it was announced that Peck's sister and brother-in-law, Mr. and Mrs. E.P. Thayer, moved from Pittsburg, Pennsylvania to Peck's ranch where they built a barn and a new residence (*Chino Champion* 1912).

In 1920, Venturo and Mary K. Rapattoni purchased Lots 37, 44, 53, and 60. Venturo Rapattoni was born in Cepagatti, Italy, in 1887 to Raffaele Rapattoni and Anna Pierangelli (Ancestry.com 2006b). Rapattoni immigrated to the United States in 1908 (Ancestry.com 2010e). Mary Rapattoni was born Mary Laura Kaime in Missouri in 1884 to Edwin Francis Kaime and Euphemia Agnew Ayers (Ancestry.com 2024b). In 1915, Rapattoni and Kaime were married in Boston, Massachusetts and migrated to Southern California (Ancestry.com 2010a; *The Daily Report* 1931a). In 1920, the couple moved to Edison Avenue between Walker Avenue and South Grove Avenue in Chino, California, where Rapattoni operated a dairy farm (*The Daily Report* 1931b). The *Rialto Record* (1920) noted that Venturo Rapattoni traded ten acres of oranges and ten acres of lemons on Mango Avenue, in addition to 18 acres on Laurel, for the one-hundred-acre alfalfa ranch known as Indian Head Ranch. At the time, the ranch included a ten-room house, a large barn, a garage, a five-room bungalow, and a blacksmith shop (*Rialto Record* 1920). However, the 1935 historic aerial photograph demonstrates that Lots 37, 44, 53, and 60 consisted entirely of agricultural fields at the time, and likely the structures noted in the newspaper were located within another portion of the ranch.

In 1931, Venturo Rapattoni died by suicide, assumingly in response to significant financial stress (*The Daily Report* 1931). Several years later, his wife Mary K. Rappatoni passed away in 1940 (*Chino Champion* 1940). The Federal Land Bank of Berkley, a branch in a system of

financial institutions established in 1916 by President Woodrow Wilson to provide aid to farmers, briefly acquired Lots 37, 44, 53, and 60 in 1941 before John and Margaret Veenstra purchased the property in 1942 (Encyclopedia Dubuque n.d.). John Veenstra was born Jan Tjeerd Veenstra in Drachten, Netherlands in 1903 (Ancestry.com 2014b). Veenstra immigrated to the United States in 1928, returning the following year to the Netherlands to be married (*The Idaho Statesman* 1989). In 1929, Veenstra married Grietje D. Margaret Hulshoff in Achtkarspelen, Netherlands (Ancestry.com 2016c). Hulshoff was born in Noord-Holland, Netherlands in 1905 (Ancestry.com 2014b).

During the 1920s, the Veenstra couple came to the United States where they went by John T. and Margaret Veenstra. The 1930 census indicates that at the time, the Veenstra family lived in Chino, California, and Veenstra worked as a milker on a dairy farm (Ancestry.com 2002). In 1942, Margaret and John Veenstra purchased Lots 37, 44, 53, and 60, and the 1950 census listed the couple as residing on Edison in Chino (Ancestry.com 2022). This is confirmed by the *Chino Champion* (1957) which indicates that John Veenstra operated the John Veenstra & Sons Dairy at Edison Avenue in Chino. During the time in which the Veenstra family owned the property, the 8548 Edison Avenue single-family residence, detached garage, and dairy farm were built. Additionally, the 14350 Walker Avenue single-family residence and detached garage were built. Therefore, the construction of these buildings and the dairy farm can be most prominently associated with the Veenstra family. In 1962, the Veenstra family relocated to Idaho and purchased the Upper Bench Ranch in Emmet (*The Idaho Statesman* 1989). Shortly thereafter, the Veenstra family sold their Chino property to Edward and Johanna Swager in 1964.

By 1954, Lots 37, 44, 53, and 60 were redesignated APNs 0217-092-05, 06, -07, and -08. Additionally, at the time the Veenstra family owned the property in 1961, APN 0217-092-05 was subdivided into APNs 0217-092-09 and -010. After the Veenstra family moved to Idaho, APNs 0217-092-06, -07, -08, and -09 were sold to the Swager family while APN 0217-092-10 was retained by John and Margaret Veenstra, Edward and Johanna Swager, and Henry and Nellie Struikmans. In 1977, APNs 0217-092-06, -07, and -08 were renumbered to APNs 0216-322-07, -08, and –09. Additionally, APNs 0217-092-09 and -10 were renumbered to APNs 0216-322-05 and -06. The following year in 1978, Edward and Johanna Swager became the sole owners of APN 0216-322-06 as with the remaining parcels. At an unknown date, all five parcels were combined and became APN 0216-322-10.

Edward Swager was born in Stickney, South Dakota in 1917 (Ancestry.com 2024b). During the 1930s, Swager moved to California and married Johanna Hirmina De Groot (Ancestry.com 2012a). De Groot was born in 1917 in Ireton, Iowa, to John De Groot and Hattie Sanbulte (Ancestry.com 2024b). The 1940 and 1950 censuses indicate that during this period the Swager family lived in Downey, California (Ancestry.com 2012a, 2022). In 1964, Edward and Johanna Swager moved from Artesia to Chino, retaining ownership of APN 0216-322-10 until 2022 (*Chino Champion* 1983d). The Index to Public Records indicates that Johanna Swager lived at 8485 Edison Avenue in 1989 and directories note that Edward Swager lived at 8485 Edison Avenue between 1993 and 2002 (Ancestry.com 2010b). However, Edward Swager passed away

several years earlier in 1983 (*Chino Champion* 1983). Two decades later, Johanna Swager passed away in 2003 (Ancestry. com 2006b). After their deaths, ownership of the property remained in the names of Edward and Johanna Swager until 2022 when Brookcal Ontario, LLC and Ontario Ranch Venture, LLC aquired APN 0216-322-10.

Site Temp-10 (7587-7697 Edison Avenue)

Site Temp-10 is located within APNs 1053-371-01, -02, and 1053-531-01, which includes Lots 37, 38, 43, 44, and 54 within Section 17 in the former Rancho Santa Ana del Chino subdivision. The property is located southwest of the intersection of Edison Avenue (Ontario Ranch Road) and Bon View Avenue. The 7697 Edison Avenue single-family residence and detached garage are located within the northeast corner of APN 1053-371-01 and were constructed in 1915. The 7587 Edison Avenue single-family residence and detached garage are located within the northwest corner of APN 1053-371-01 and were constructed in 1965. The dairy farm, which consists of a milking parlor, a farm equipment storage building, ancillary structures, and pole barns, are all located within the northern half of APN 1053-371-01. The milking parlor was built in 1965, and the farm equipment storage building was built in 1950. Historic aerial photographs show that a pole barn and two silos were built by 1966, and three pole barns and a storage shed were constructed by 1973. Table 3.3–13 to 3.3–15 lists the ownership history for Site Temp-10.

Table 3.3–13

Ownership History of Temp-10 (Lots 37 and 44)

Owner	Year Range
Chino Land and Water Company	1908
Lorien Chenoweth	1908-1910
Charley Johnson	1910-1912
Norman E. Fay	1913-1921
Edward E. and Hazel Kalina	1921
John Kruse and Paul Brockmeier	1921-1923
John Kruse, Paul Brockmeier, and William Brockmeier	1923-1927
William and Paul Brockmeier	1927-1939
Pamona College	1939-1943

Owner	Year Range
J. Lloyd and Mae Belle Potterf	1943-1944
Samuel and Henrietta Bruinsma	1944-1947
Cleo G. and Rhoda M. Poh	1947-1950
Henry and Katharina Jossi	1950
Cecil R. And Leona E. Elrod	1954
Lot 37 renumbered to APN 217-082-07 and Lot 44 reparcled to APN 217-082-08 by 1954	
Adolph and George Bader	1954-1956
Albert Jr. and Jennie M. Alluis	1956-1965
APNs 217-082-07 and 217-082-08 renumbered to APN 217-082-14	
Ernest and Dorothy DeGroot	1965-1982

Table 3.3–14

Ownership History of Temp-10 (Lots 38 and 43)

Owner	Year Range
Chino Land and Water Company	1908
J. F. Richards	1908-1910
William Richards	1910-1928
Earl E. and Martha R. Thomas	1928-1932
Martha R. Thomas	1932-1937
William C. and Hester H. Baker	1937-1943
William H. and De Lone A. Conklin	1943-1949
F.C. and Peggy Sanger	1949-1950
Albert Jr. and Jennie M. Alluis	1950-1965
Lot 38 renumbered to 217-082-04 and Lot 43 renumbered to 217-082-03 by 1954	
Ernest and Dorothy DeGroot	1965-1982

Table 3.3–15
Ownership History of Temp-10 (Lot 54)

Owner	Year Range
Chino Land and Water Company	1908-1910
Charles S. Corkhill	1910-1922
Campbell	1922-1926
Euclid Finance Corp of Ontario	1926-1930
Earl E. and Martha R. Thomas	1930-1935
Martha T. Thomas	1935-1937
William C. and Hester H. Baker	1937-1943
William H. and De Lone A. Conklin	1943-
F.C. and Peggy Sanger	1949-1950
Albert Jr. and Jennie M. Alluis	1950-1963
Lot 54 renumbered to 217-082-02	
Ernest and Dorothy DeGroot	1963-1982
217-082-02 renumbered to 1053-531-01 by 1976	

Ownership history for Lots 37, 38, 43, 44, and 54 demonstrate that the 7587-7697 Edison Avenue property has had many different owners since the early 1900s. The first buildings to be constructed within the property consist of the 7697 Edison Avenue single-family residence and detached garage located within Lot 37, or the northeast corner of APN 1053-531-01. Both buildings were constructed in 1915 according to CHRID. At the time the 7697 Edison Avenue single-family residence and detached garage were built, Lots 37 and 44 were owned by Norman E. Fay.

Between 1913 and 1920, Norman Fay also owned the properties associated with Temp-2 and Temp-3, both of which are located to the south of Temp-10. As the construction dates for the single-family residences associated with Temp-2 and Temp-3 post-date the period in which Fay owned those properties, it is possible that the Fay family resided at the 7697 Edison Avenue single-family residence after it was constructed in 1915.

Between the 1920s and the 1950s, ownership of Lots 37, 38, 43, 44, and 54 changed hands many times before consolidating into one property around the mid-twentieth century. During the

1950s and 1960s, several additional buildings and structures were constructed within Lots 37 and 38, which consists of the northern half of APN 1053-371-01. From 1950 to 1965, Albert Jr. and Jennie M. Alluis owned Lots 38 and 43, or the western half of APN 1053-371-01. Within Lot 38, the farm equipment storage building was constructed in 1950 according to CRHID and therefore can be most directly tied with the Alluis family. By 1956, Jennie and Albert Alluis also acquired Lots 37 and 44, or the eastern half of APN 1053-371-02.

Albert Alluis Jr. was born in 1908 in Whittier, California to French immigrants Albert and Augusta Alluis (Ancestry.com 2005b). Census records indicate that Albert Alluis Jr. grew up in El Monte, California (Ancestry.com 2010a). By the time he was a teenager, Alluis Jr. was working as a farmer in the dairy industry (Ancestry.com 2010a; *The Los Angeles Times* 1926). In 1940, Alluis Jr. was living in El Monte with his parents, at which time he registered for the World War II draft (Ancestry.com 2010d). During the 1940s, Albert Alluis Jr. married Jennie M. Bayerque, the daughter of French immigrants Jean P. and Leonie M. Bayerque (Ancestry.com 2014a). Jennie Bayerque was born in Los Angeles County, California in 1918 (Ancestry.com 2005b). Throughout her childhood, Bayerque resided in Los Angeles County before moving to El Monte, California with her family by 1940 (Ancestry.com 2005a). During the 1940s, Albert and Jennie Alluis had two children, Louise and Roger Alluis (Ancestry.com 2005b) and relocated to Ontario (Ancestry.com 2005a).

The 1950 census indicates that at this time, Albert Alluis Jr. was a farm owner and resided in Chino, California with his family (Ancestry.com 2022). The California United States Voter Registration records and local newspaper articles demonstrate that the Alluis family lived at 2929 East Schaefer Avenue in Ontario from at least 1946 to 1950 (Ancestry.com 2017a; *The Daily Report* 1948). In 1952, the Alluis family lived at 253 Edison Avenue (Ancestry.com 2005a; *The Daily Report* 1952). By 1958, the California United States Voter Registration records show that the Alluis family was residing on the property at 7587 Edison Avenue (Ancestry.com 2010g).

By 1965, Ernest and Dorothy De Groot purchased the parcels from the Alluis family and began to utilize the property for a dairy operation. The CHRID indicates that the milking parlor and an additional single-family residence were constructed in 1965. In addition to these buildings, historic aerial photographs demonstrate that during the period in which the DeGroot family owned the property, several pole barns were built.

Ernest De Groot was born in 1910 in Norman County, Minnesota to Dutch immigrants Charles De Groot and Martha Klienspa (Ancestry.com 2015b). By 1930, the De Groot family had relocated to Hancock, South Dakota where Ernest De Groot worked as a farm laborer (Ancestry.com 2002). In 1936, Ernest De Groot married Dorothy Jansma in Rock Valley, Sioux County, Iowa (*Rock Valley Bee* 1936). Dorothy Jansma was born in 1914 to Dutch immigrants Theunis "Teunis" Jansma and Jannigje "Jane" Van Dijk (Ancestry.com 2024b). After their marriage, Dorothy and Ernest De Groot moved to Downey, California where Ernest De Groot worked as a milker at a wholesale dairy (Ancestry.com 2005a). Together, Ernest and Dorothy had five children, Charles J., Janice, Marilyn J., Carol D., and Doreane K. De Groot (Ancestry.com 2005b).

After purchasing the property, Ernest De Groot operated the Twin Palms Dairy at 7587 Edison Avenue (*Chino Champion* 1976c, 1986). The *Chino Champion* (1986) indicates that Twin Palms Dairy was owned by Ernest and Dorothy De Groot along with their son Charles J. De Groot, daughter-in-law Janice De Groot, daughter Doreane K. Huizenga, and son-in-law Paul Huizenga. Before his death in 2003, Ernest De Groot resided in Chino, California for 39 years (*Daily Bulletin* 2003).

Site Temp-11 (7721 and 7891 Edison Avenue)

Site Temp-11 is located within APNs 1053-361-01 to -03, which includes Lots 35 and 36 within Section 17 in the former Rancho Santa Ana del Chino subdivision. The property is located south of Edison Avenue (Ontario Ranch Road), between Bon View and South Grove avenues. According to CHRID, the 7721 Edison Avenue milking parlor was constructed in 1925, and the 7721 Edison Avenue single-family residence was constructed in 1939 within the northwest corner of APN 1053-361-01. Further, a garage/storage building was constructed in 1940. Historic aerial photographs demonstrate that an ancillary building was constructed by 1973. The 7891 Edison Avenue single-family residence was constructed in 1964 in APN 1053-361-02, or the northeast corner of Temp-11. Table 3.3–16 lists the full ownership history for Site Temp-11.

Table 3.3–16

Ownership History of Temp-11 (Lot 35 and 36)

Owner	Year Range
Chino Land and Water Company	1907
T.G. Stewart	1908-1914
C.B. Beach	1914-1915
Gutram G. Stamm	1915-1919
Lutie J. Mc–	1919-1920
Nelie G. and Thomas H. Settle	1920-1924
P.K. and Ethel M. Thomas	1924-1926
H.B. and Helen M. Bemis	1926-1930
Albert and Marie Burger	1930-1941
Jim and Tryntje Bootsma	1941-1965
Lots 35 and 36 renumbered to APNs 0217-083-04 and -05	

Owner	Year Range
APN 0217-083-05 renumerbed to APNs 217-083-09 and -10 by 1965	
APN 0217-083-04 renumbered to 1053-361-01, APN 0217-083-10 renumbered to 1053-361-02, and APN 0217-083-09 renumbered to 1053-361-03 by 1976	
APN 1053-361-03	
Symon and Leslie Bootsma	1965-1982
APNs 1053-361-01 and -02	
Jim and Tryntje Bootsma	1965-1982

Prior to the development of the milking parlor, the property was owned by the Settler family. Thomas Herbert Settle was born in 1899 in Virgina and married Nelie Gertrude Dillingham in 1905 in Los Angeles, California (Ancestry.com 2015c, 2014a). Dillingham was born in 1883 in Tennessee to John Absalom Dillingham and Eva L. Dillingham (Ancestry.com 2024b). Nelie Dillingham's father, John Dillingham, was a farmer in Los Angeles and Chino for 47 years (*Progress-Bulletin* 1935). The 1920 census indicates that at the time, the Settle family lived in Chino where Thomas Settle worked as a farmer (Ancestry.com 2010a). By 1930, the Settle family was residing in Upland, California (Ancestry.com 2005a).

Ownership of the property transferred to the Thomas family in 1924. The following year, the 7721 Edison Avenue milking parlor was constructed. Like the Settle family, Pleasant and Ethel Thomas were long-time residents of Chino (*The Daily Report* 1966). Pleasant Thomas was born in 1889 in Missouri and married Ethel Moore in 1920 in Los Angeles (Ancestry.com 2024b; *The Daily Report* 1966). The primary residence for the Thomas family during their lifetime was 14196 Euclid Avenue in Chino, which is located outside of the project (The Daily Report 1966; *Chino Champion* 1960; *Chino Champion* 1956).

The construction of the 7721 Edison Avenue single-family residence in 1939 and the detached garage in 1940 can be tied to Albert and Marie Burger. The Burger family acquired the property in 1930 and retained ownership until 1942. Albert Burger was born in 1890 in Bern, Switzerland (Ancestry.com 2006b). Burger immigrated to the United States in 1913 and eventually settled in southern California where he married Marie Ann Meinecke (Ancestry.com 2014a, 2005a). Meinecke was born in 1888 in Burton, Texas to William and Marie Louise Meinecke (Ancestry.com 2024b). In 1930, Albert and Marie Burger lived on Edison Avenue in Chino where Albert Burger worked in the dairy industry (Ancestry.com 2005a). A newspaper article from 1933 discussing the tragic death of one of Marie and Albert Burger's children confirms that the Burger family lived on Edison and Bon View avenues (*Chino Champion* 1933). During the time that the Burger family lived in Chino they operated a dairy farm (*Chino Champion* 1941; *The Ontario Record* 1936). The 1940 census indicates that the Burgers continued to live in Chino

in 1940 (Ancestry.com 2011c). By the 1950s, the Burger family moved to Turlock, California where Albert Burger worked as a farmer (Ancestry.com 2005a).

The addition of the hay barn to APN 1053-361-01 by 1973 and the construction of the 7891 Edison Avenue single-family residence in 1964 occurred during the period in which the Bootsma family owned the property. James "Jim" Bootsma was born in 1902 in the Netherlands (*The Daily Report* 1953; *Chino Champion* 1979a). After marrying his wife Trysje Siemensma, Jim and Trysje Bootsma immigrated to the United States where they settled in southern California and had nine children (*The Daily Report* 1953; Ancestry.com 2006b). By 1950, the Bootsma family was residing in Chino on Edison Avenue (Ancestry.com 2005a). The *Progress-Bulletin* (1955) confirms that the family lived on a property at Edison and Bon View avenues. While living on the property, Jim Bootsma operated a dairy farm and was a member of the California Milk Producers Council (*Chino Champion* 1979a; *The Daily Report* 1953).

Site Temp-12 (8061 Edison Avenue)

Site Temp-12 is located within APNs 1053-331-01 to -03 and APNs 1053-341-01 and -02, which includes Lots 33, 34, 47, and 48 within Section 17 in the former Rancho Santa Ana del Chino subdivision. The property is located southwest of the intersection of Edison Avenue (Ontario Ranch Road) and South Grove Avenue. The existing structures within the property are located within APNs 1053-341-01 and -02. The property includes a single-family residence, milking parlor, and pole barns. Historic aerial photographs demonstrate that the 8061 Edison Avenue single-family residence, milking parlor, and one of the pole barns were constructed between 1966 and 1968. Table 3.3–17 to 3.3–20 lists the ownership history for Site Temp-12.

Table 3.3–17
Ownership History of Temp-12 (Lot 33)

Owner	Year Range
Chino Land and Water Company	1908
Earl Stanley	1908- Circa 1915
B.F. McAllister	Circa 1916-1921
Annie F., Arthur, and John F. Littlejohns	1921-1923
Arthur Littlejohn	1923-1925
Charles Irwin and Hildegard E. Holmes	1925-1930
Maria and Harold Thomas	1930-1931

Owner	Year Range
Sadie K. Balsano	1931-1947
Manuel, Mary, and Jospeh Pedro	1947-1964
Lot 33 renumbered to APN 0217-084-07	
Peter and Lucy De Groot	1964-1966
Dorothy Jorritsma	1966-1982
APN 0217-084-07 renumbered to APN 1053-331-04 by 1976	

Table 3.3–18

Ownership History of Temp-12 (Lot 34)

Owner	Year Range
Chino Land and Water Company	1908
Earl Stanley	1908-1933
Earl R. Lewis and Cora E. Steward	1933-1934
Roberta M. Berg, C.G. Balsano, and Jospeh P. and Josephine Cancilla	1934-1937
George A. and Pearl May Vogel	1937-1945
George A. Vogel, Berta Bell Vogel, and Anna A. Clamme	1945-1949
Manuel, Mary, and Jospeh Pedro	1949-1954
Lot 34 renumbered to APNs 0217-084-04 to -06	
APNs 0217-084-04 and -05	
Manuel, Mary, and Jospeh Pedro	1954-1964
Peter and Lucy De Groot	1964-1966
Dorothy Jorritsma	1966-1982
APN 0217-084-06	
Anna C. Clammer	1954-1962

Owner	Year Range
Manuel and Mari Pedro Joseph and Mary A. Pedro	1962-1964
Peter and Lucy De Groot	1964-1966
Dorothy Jorritsma	1966-1982
APN 0217-084-04 renumbered APN 1053-331-01, APN 0217-084-05 renumbered APN 1053-331-02, and APN 0217-084-06 renumbered APN 1053-331-03	

Table 3.3–19

Ownership History of Temp-12 (Lot 47)

Owner	Year Range
Chino Land and Water Company	1908
Earl Stanley	1908-1915
C.S. Corkhill	1915-1922
J.B. and Annie Shugart	1924-1926
Joseph P. and Josephine Cancilla	1926-1929
C. G. Balsano	1929-1933
Jospeh R. and Josephine Cancilla (North Eight Acres of Lot 47)	1931-1935
C.G. Balsano (South Two acres of Lot 47)	1934-1947
Josephine Cancilla (North Eight Acres of Lot 47)	1935-1943
Charles and Sadie Balsano (North Eight Acres of Lot 47)	1943-1947
Manuel, Mary, and Jospeh Pedro	1949-1964
Lot 47 renumbered to APN 0217-084-03	
Peter and Lucy De Groot	1964-1966
Dorothy Jorritsma	1966-1982

Owner	Year Range
APN 0217-084-03 renumbered to APN 1053-341-01	

Table 3.3–20
Ownership History of Temp-12 (Lot 48)

Owner	Year Range
Chino Land and Water Company	1908
Clark S. Gauntt	1908-1911
Frances E. Buck	1911-1912
Edward E. Jones	1912-1923
Alfred M. Heard	1923-1927
Charles Irwin and Hildegarde E. Holmes	1927-1930
Maria and Harold Thomas	1930-1931
Jospeh R. and Josephine Cancilla	1931-1935
Josephine Cancilla	1935-1943
Charles and Sadie Balsano	1943-1947
Manuel, Mary, and Jospeh Pedro	1949-1964
Lot 48 renumbered to APN 0217-084-08	
Peter and Lucy De Groot	1964-1966
Dorothy Jorritsma	1966-1982
APN 0217-084-08 renumbered to APN 1053-341-02	

Many different individuals owned the 8061 Edison Avenue property throughout the twentieth century. However, the construction of the 8061 Edison Avenue single-family residence and milking parlor occurred during the period in which Dorothy Jorritsma owned the property. Dorothy Jorritsma was born Dieuwke Griepsma in 1914 in Heeg, Friesland, Netherlands to James Griepsma and Janke Vandergoot (*Chino Champion* 2005; Ancestry.com 2006b). In the Netherlands, Griepsma married Durk "Dick" Jorritsma. By 1950, the Jorritsma family was

residing in Downey, California where Dick Jorritsma worked as a farmer for his own business (Ancestry.com 2005a).

In 1966, Dorothy Jorritsma acquired the 8061 Edison Avenue property. By the following year, the *Chino Champion* (1967) stated that Dorothy Jorritsma requested approval for the construction of a dairy on the southwest corner of Edison and Grove avenues. Although Jorritsma resided in Ontario until her death in 2005, it is not clear that Dorothy Jorritsma resided at 8061 Edison Avenue (*Chino Champion* 2005). For example, in 1972 and 1976, Mr. and Mrs. Jack Tuls resided on the property (*Chino Champion* 1972; *Chino Champion* 1976d). Nevertheless, the Jorritsma family continued to operate a dairy business at 8061 Edison Avenue under the name Jorritsma and Co. during the 1970s (*Chino Champion* 1979b). Phone directories indicate that later in life, Jorritsma resided in a senior living facility in Ontario from 1995 to 1997 (Ancestry.com 2020).

Site Temp-13 (8185 Edison Avenue and 14117 South Grove Avenue)

Site Temp-13 is located within APN 0216-321-03 and includes Lots 40 and 41 within Section 16 of the former Rancho Santa Ana del Chino subdivision. The property is located southeast of the intersection of Edison Avenue (Ontario Ranch Road) and South Grove Avenue. The 8185 Edison Avenue single-family residence and detached garage were constructed between 1952 and 1959 within the northeast corner of the property, and the 14117 South Grove Avenue single-family residence and detached garage were constructed by 1973 within the northwest corner of the property. A milking parlor and two pole barns were also constructed within the northern half of APN 0216-321-03 between 1952 and 1959. Tables 3.3–21 and 3.3–22 list the ownership history for Site Temp-13.

Table 3.3–21

Ownership History of Temp-13 (Lot 40)

Owner	Year Range
Chino Land and Water Company	1908
Ada B. Woods	1908-1914
Albert J. Brown	1914-1915
E. C. and Olive Hurlbert	1915-1916
Annie F., Arthur, and John H. Littlejohns	1916-1923
John h. Littlejohns	1923-1956
Lot 40 renumbered to 217-091-05	

Owner	Year Range
Case and Evelyn de Vries	1956-1969
217-091-05 renumbered to 217-091-10 and -11 by 1968	
217-091-03, -04, -10, and -11 renumbered to 217-091-12 by 1968	
James and Ann Sieperda	1969-1979
217-091-12 renumbered to 216-321-03	
Jake J. and Saralee M. Alewyn	1979-1982

Table 3.3–22

Ownership History of Temp-13 (Lot 41)

Owner	Year Range
Chino Land and Water Company	1908-1910
Southern Half of Lot 41	
R. and Thomas Shanks	1910-1928
C.V. Brewster	1928-1929
Thomas and R. Shanks	1929-1932
Lyle B. Shull	1932-1936
Jacob Shanks, Kate E. Simmons, Ella Louise Shanks, Martha J. Poe, and Mary E. McDaniel	1936-1937
C.N. Poe	1937-1946
Jospeh B. and Mabel E. Griffith	1946-1950
Southern Half of Lot 41 renumbered to APN 217-091-03	
Orloff B. Griffith and Irma B Griffith	1950-1965
Case and Evelyn de Vries	1965-1969
Northern Half of Lot 41	
Ada B. Woods	1908-1914

Owner	Year Range
Albert J. Brown	1914-1915
E.C. and Olive Hurlbert	1915-1916
Annie F., Arthur, and John H. Littlejohns	1916-1923
John H. Littlejohns	1923-1956
Northern Half of Lot 41 renumbered to APN 217-091-04	
Case and Evelyn De Vries	1956-1969
APNs 217-091-03, -04, -10, and -11 renumbered to APNs 217-091-12 by 1968	
James and Ann Sieperda	1969-1976
217-091-12 renumbered to 216-321-03	
Jake J. and Normalee M. Alewyn	1979-1982

Prior to the construction of the residences and dairy farm at 14117 South Grove Avenue and 8185 Edison Avenue, the property was owned by several different individuals. The southern half of Lot 41, which consists of the southernmost portion of APN 0216-321-03, reflects a similar ownership history to Temp-8, which is located directly south of Temp-13. The ownership history of the northern half of Lot 41 and Lot 40 reflects a different trajectory. During the first half of the twentieth century, the most consistent owners of the 14117 South Grove Avenue and 8185 Edison Avenue property were the Littlejohns family from 1916 to 1956.

Annie Littlejohns was born Annie Fry Heal in 1864 in Parkham, England (Ancestry.com 2006c). In 1890, Heal married Arthur Littlejohns in Cornwall, England (Ancestry.com 2008). In 1912, Annie Littlejohns immigrated to the United States (Ancestry.com 2010c), and by 1920, she had moved to Chino, California where she worked as a farmer and lived with two of her sons, John H. and Arthur Littlejohns (Ancestry.com 2005a). In 1924, Annie Littlejohns married Henry A. Hostetler (*The Daily Report* 1944). The 1930 and 1940 census indicate that Annie Hostetler and her son John lived in Chino on Grove Avenue (Ancestry.com 2002, 2012a). *The Daily Report* (1944b) indicates that Annie Littlejohns Hostetler passed away at the home of her son John Littlejohns, located at Grove and Edison avenues, in 1944.

The De Vries family acquired the 14117 South Grove Avenue and 8185 Edison Avenue property in 1956 and retained ownership of the property until 1969. The 8185 Edison Avenue single-family residence, detached garage, and milking parlor were all constructed on the property between 1952 and 1959 and therefore can be most strongly tied to the Littlejohns and De Vries

families. Case De Vries was born Cornelis "Case" G. De Vries in 1922 in Friesland, Netherlands (Ancestry.com 2016b). In 1949, De Vries married Ybeltje "Evelyn" Zwaagstra in Los Angeles, California (Ancestry.com 2006b). Evelyn Zwaagstra was born in 1921 in Oldeboorn, Friesland, Netherlands to Bertinus Hessels Zwaagstra and Jeltje Hermanna Mook (Ancestry.com 2016b). In 1947, Zwaagstra and De Vries immigrated from the Netherlands to New York before moving to Los Angeles County (Ancestry.com 2010c; *Chino Champion* 2009b). Together, Case and Evelyn De Vries had three children, Garrett, Julia, and Margaret De Vries (*Chino Champion* 2009b).

During his lifetime, De Vries worked as a dairy farmer for over 55 years, residing in both Los Angeles and San Bernardino counties (*Chino Champion* 2009b). The 1950 census demonstrates that soon after moving to the United States, De Vries worked at his own dairy business while residing at 19314 Gridley in Downey, Los Angeles County (Ancestry.com 2022). By 1958, the De Vries family lived at 8185 Edison Avenue where they operated a dairy farm *(Progress-Bulletin* 1958). After selling the property in 1969, the De Vries family moved to Torrance (*The Redondo Reflex* 1971). Case De Vries passed away in 2009 in Upland, California and Evelyn De Vries passed away in 2020 in Windsor, Colorado (*Chino Champion* 2009b; Ancestry.com 2012b).

Site Temp-14 (8245-8295 Edison Avenue)

Site Temp-14 is located within APN 0216-321-08 and includes Lots 39 and 42 within Section 16 of the former Rancho Santa Ana del Chino subdivision. The property is located south of Edison Avenue (Ontario Ranch Road) between Grove and Walker avenues. The property is associated with the addresses 8245-8295 Edison Avenue. Within APN 0216-321-08, a single-family residence (8245 Edison Avenue), a milking parlor, and six pole barns were constructed between 1968 and 1973. During this period, the property was owned by the Schaafsma Brothers and Martin De Hoog. The 8295 Edison Avenue single-family residence was constructed between 1980 and 1985. Additional ownership history is provided in Table 3.3–23.

Table 3.3–23
Ownership History of Temp-14 (Lots 39 and 42)

Owner	Year Range
Chino Land and Water Company	1908
Richard and Thomas Shanks	1908-1928
C.V. Brewster	1928-1929
Richard and Thomas Shanks	1929-1932
Thomas Shanks	1932-1933

Owner	Year Range
Lyle B. Shull	1933-1936
Jacob Shanks, Kate E. Simmons, Ella Louise Shanks, Martha J. Poe, and Mary E. McDaniel	1936-1937
C. N. Poe	1937
Jospeh B, Mabel E., and Orloff B. Griffith	1937-1950
Lot 39 renumbered to 217-091-06 and Lot 42 renumbered to 217-091-07	
Orloff B. Griffith and Irma B Griffith	1950-1965
Schaafsma Brothers	1965-1971
Martin De Hoog	1971-1982
217-091-06 and -07 renumbered to 216-321-08 by 1975	

The Schaafsma Brothers, including brothers Peter, Charlie, Thomas, and John Schaafsma, formed the dairy construction business Schaafsma Bros. General Contractors, which was known for constructing many dairies throughout Los Angeles County and the greater Chino Valley area (*Daily Bulletin* 2007). Therefore, it is possible that the single-family residence and milking parlor were constructed by the Schaafsma Brothers before the property was sold to Martin De Hoog.

Martin De Hoog was a dairy farmer in the Chino Valley during the second half of the twentieth century (*Chino Champion* 1981c; *Chino Champion* 2001b). De Hoog was born in 1945 in Artesia, California to Martin and Adriana De Hoog (Dignity Memorial 2024). During the 1960s, De Hoog served in the United States Army during the Vietnam War (Dignity Memorial 2024). In 1970, the De Hoog family moved their dairy from Artesia to Chino where Martin De Hoog worked (Dignity Memorial 2024). Several years later, De Hoog began his own dairy business in Chino (Dignity Memorial 2024). In 1977, Martin De Hoog married Elizabeth Bruinsma and together the couple had five children, Sarah, Rebecca, Martin, James, and Albert (Dignity Memorial 2024; Ancestry.com 2006b). Directories indicate that Martin De Hoog lived at 8311 Edison Avenue in 1993 and 1994 (Ancestry.com 2005a). The Index to Public Records also lists De Hoog at 8381 Edison Avenue, the property next door, in 1993 (Ancestry.com 2010b).

Site Temp-15 (8335-8381 Edison Avenue)

Site Temp-15 is located within APNs 0216-322-01 to -04 and includes Lots 38, 43, 54, and 59 within Section 16 of the former Rancho Santa Ana del Chino subdivision. The property is located south of Edison Avenue (Ontario Ranch Road) between Grove and Walker avenues. The property is associated with the addresses 8335-8381 Edison Avenue. The property's site form

prepared by Urbana (2024j) provides the following information of the historic 8335 Edison Avenue single-family residence, milking parlor, and pole barns:

> Available aerial imagery indicates that 8335 Edison Avenue was initially developed prior to 1935 with the construction of the two-story Craftsman Bungalow style residence and several ancillary structures. By the 1940s, the property also contained an early milk parlor and corrals located to the rear of the dwelling, consistent with its use as a working dairy during the Depression/Wartime period. Between 1959 and 1966, the earlier milk parlor and corrals were demolished and replaced with a new Ranch style milk parlor on parcel 021632204. A detached three-car garage was also added south of the Craftsman residence during this period. By the 1980s, additional ancillary features such as pole structures, sheds, corrals, and other supporting elements were added to the property, forming much of what remains today. Subsequent aerial imagery suggests that the overall configuration of the Craftsman dwelling, Ranch style milk parlor, and detached garage has remained relatively unchanged since their construction.

Historic aerial photographs also demonstrate that two pole barns were constructed between 1959 and 1966 within APNs 0216-322-03 and -04. Table 3.3–24 includes the ownership history for Lots 38, 43, 54, and 59.

Table 3.3–24

Ownership History of Temp-15 (Lots 38, 43, 54, and 59)

Owner	Year Range
Chino Land and Water Company	1908
E.A. Peck	1908-1920
Mary and Venturo Rapattoni	1920-1941
Federal Land Bank of Berkley	1941-1942
John and Margaret Veenstra	1942-1966
Lot 38 renumbered to 0217-092-04, Lot 43 renumbered to 0217-092-03, Lot 54 renumbered to 0217-092-02, and Lot 59 renumbered to 0217-092-01	
Charlie and Lena Van Der Kooi	1966-1976
Parcel 0217-092-04 renumbered to portions of 0217-092-10 and -11 by 1965	

Owner	Year Range
0217-092-01 renumbered to 0216-322-01, 0217-092-02 renumbered to 0216-322-02, 0217-092-03 renumbered to 0216-322-03, 0217-092-11 renumbered to 0216-322-04, and 0217-092-10 renumbered to 0216-322-05	
Lena Van Der Kooi	1976-1982
0217-092-10	
John and Margaret Veenstra Edward and Johanna Swagger Henry and Nellie Struikman	1965-1966
Charlie and Lena Van Der Kooi Edward and Johanna Swagger Henry and Nellie Struikman	1966-1982

The 8335 Edison Avenue single-family residence and detached garage were likely constructed between 1908 and 1935. Therefore, the construction of the single-family residence can potentially be tied to either E.A. Peck or the Rapattoni family. Likewise, the construction of the milking parlor between 1959 and 1966 can be most strongly tied to the Veenstra family. Both Peck, the Rappatoni family, and the Veenstra family owned the property associated with Temp-9, which is located directly east of Temp-15.

During the early twentieth century, Lots 38, 43, 54, and 59 were likely portions of Peck's larger alfalfa farm and ranch known as "Indian Head" ranch (*San Bernardino County Sun* 1916). It is possible that the 8335 Edison Avenue single-family residence was constructed during the time in which he owned the property, as a ranch house was noted to be located on Edison Avenue by *The Daily Report* (1918b), as well as a new barn and residence were constructed by Peck's sister and brother-in-law on his ranch (*Chino Champion* 1912). During the 1920s, the Rapattoni family purchased the former Indian Head Ranch, which likely included the 8335-8381 Edison Avenue property (*Rialto Record* 1920). *The Daily Report* (1931b) indicated that the couple moved to Edison Avenue between Walker Avenue and South Grove Avenue in Chino, California in 1920. During the period in which the Rapattoni family owned the property, Venturo Rapattoni operated a dairy ranch. Therefore, it is possible that Mary and Venturo Rapattoni resided at 8335 Edison Avenue or utilized the former milking parlor for their dairy farm. The current milking parlor was built during the time the Veenstra family owned the property and operated the John Veenstra and Sons Dairy.

3.3.2 Description of Surveyed Resources

Site Temp-1 (7634 and 7556 Eucalyptus Avenue)

Site Temp-1 consists of two single-family residences (7634 and 7556 Eucalyptus Avenues), a detached garage, one ancillary structure, and a concrete foundation. The single-family residence and one ancillary structure at 7634 Eucalyptus Avenue were constructed within the southeast corner of APN 1053-581-03 by 1935. The concrete foundation consists of remnants of a former structure that was also present within the northeast corner of APN 1053-581-03 by 1935. Assessor's records indicate that a building was constructed on the property in 1910, which possibly reflects the construction of either the 7634 Eucalyptus Avenue single-family residence or the former structure that was located within the northeast corner of APN 1053-581-03. Assessor's records also note that the 7556 Eucalyptus Avenue single-family residence was constructed in 1977 within the southwest portion of the subject property. Additionally, the 7556 Eucalyptus Avenue detached garage was constructed between 1994 and 1998. Because the 7556 Eucalyptus Avenue single-family residence and detached garage do not meet the minimum age threshold to be considered a historic resource, the buildings are not considered CRHR-eligible. Therefore, only the 7634 Eucalyptus Avenue single-family residence, the ancillary structure, and the concrete foundation remnants will be described and evaluated.

Single-family residence and ancillary structure (7634 Eucalyptus Avenue)

The 7634 Eucalyptus Avenue single-family residence is located within the southeast corner of APN 1053-581-03, directly north of Eucalyptus Avenue (Plate 3.3–8). The building features an "L"-shaped footprint and measures approximately 66x43 feet. The single-family residence is a one-story building that was constructed on the property by 1935. Concrete driveways on the west and east sides of the building provide access from Eucalyptus Avenue. The building's gable roof is clad in composite shingles and features a moderate roof overhang with closed eaves.

The primary (south) façade contains two false dormers and a front-gabled porch. The exterior of the building features horizontal wood clapboard siding. The west half of the primary (south) façade contains two 12-paned, single-sliding, vinyl windows, one of which is partially boarded up (see Plate 3.3–1). A concrete step provides access to the primary entrance, which is situated within the east half of the south façade and recessed underneath the front porch (Plate 3.3–9). The primary entrance consists of a single-entry wood door that does not appear to be currently used. On both sides of the entrance, two eight-paned, single-sliding, vinyl windows are present. The south half of the east façade of the single-family residence features two six-paned, single-hung, vinyl windows and a broken louvered shutter attic vent (Plate 3.3–10).

The north façade of the single-family residence is divided into two distinct sections. The easternmost portion of the north façade section features the gable end of the extended portion of the building's "L" footprint. A carport made of metal structural beams and a corrugated metal roof attaches to the extended north façade, covering a single-entry doorway set behind a metal security door (Plates 3.3–11 and 3.3–12).



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A Perennial Company

Plate 3.3–8

Western Half of the Primary (South) Facade of the 7634 Eucalyptus Avenue Single-Family Residence, Facing Northeast

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–9

Eastern Half of the Primary (South) Façade of the 7634 Eucalyptus Avenue Single-Family Residence, Facing North

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
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Plate 3.3–10

East Façade of the 7634 Eucalyptus Avenue Single-Family Residence, Facing Northwest

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–11

Carport attached to the 7634 Eucalyptus Avenue Single-Family Residence, Facing Northwest

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–12

North Façade of the 7634 Eucalyptus Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

The west façade of the extended portion of the building features one single-hung, vinyl window. The western portion of the north façade features one false dormer, three single-sliding vinyl windows, and one single-entry wood door with a nine-paned window. The west façade of the principal mass of the building features two 12-paned, single-sliding vinyl windows (Plate 3.3–13).

The ancillary structure contemporaneous to the 7643 Eucalyptus Avenue single-family residence was constructed on the property by 1935 (Plate 3.3–14). This ancillary structure is located north of the 7643 Eucalyptus Avenue single-family residence. The structure features a square-shaped footprint and measures approximately 22x25 feet. The exterior of the structure is clad in horizontal wood siding and exhibits a gable roof made of corrugated metal. Both the west and south façades of the ancillary structure feature a hopper window.

Concrete Foundation

The concrete foundation remnants within the northeast corner of the property can be associated with a structure that is visible on historic aerial photographs from 1935 to 1948 (Plate 3.3–15). The builder and purpose of the original structure is unknown, but as it was located within the center of where four agricultural fields met, the structure was likely an outbuilding associated with previous agricultural activities. Presently, the concrete foundation measures approximately 30x10 feet.

Site Temp-2 (14330 Bon View Avenue)

Site Temp-2 consists of the 14330 Bon View Avenue single-family residence and barn. Assessor's records indicate that the 14330 Bon View Avenue single-family residence and barn were constructed in 1959. An addition to the barn was constructed along the building's north façade between 1973 and 1979. Additionally, a series of pole barns were attached to the east façade of the barn between 1994 and 1998. In 2009, some of the pole barns were removed and replaced by a concrete water tank. Between 2011 and 2013, a new pole barn was constructed and attached to the east façade of the barn, covering the 2009 concrete water tank. By 2017, the 1990s-era pole barns attached to the barn were all removed.

Single-Family Residence

The single-family residence at 14330 Bon View Avenue is located off Bon View Avenue along the central-east boundary of APN 1053-581-04. The single-story building was constructed in 1959 in the Ranch style by an unknown builder. The single-family residence features an irregular shaped footprint that can be divided into the principal mass of the building and a southern extension. The principal mass of the building exhibits a rectangular-shaped footprint measuring approximately 45x40 feet. Attached to the southwest corner of the principal mass of the building, the building extends southward to form the southern portion of the building, which measures approximately 30x25 feet. Collectively, the principal mass of the building and the southern extension of the 14330 Bon View Avenue single-family residence measures approximately 75x45 feet. Both portions of the building feature cross-gabled roofs with moderate overhangs.



BFSA Environmental Services
A Perennial Company

Plate 3.3–13

West Façade of the 7634 Eucalyptus Avenue Single-Family Residence, Facing East

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–14

Circa 1935 Ancillary Structure (Temp-1), Facing Northeast

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–15

Concrete Foundation (Temp-1), Facing Southwest

The Eucalyptus Business Park Specific Plan Project

The exterior of the single-family residence is clad in stucco. The roof is made of composite shingles and exhibits a moderate overhang with open eaves. The primary (east) façade of the single-family residence faces Bon View Avenue. The northernmost portion of the primary (east) façade features two mulled windows covered by aluminum-framed screens (Plate 3.3–16). The central portion of the primary (east) façade, which features a gable end, also contains three mulled windows covered by aluminum-framed screens. Below the three central windows, the bottom portion of the central east façade is clad in a brick veneer. South of the central gable end, the primary (east) façade features an enclosed patio that is recessed underneath the southeast corner of the principal mass of the building (Plate 3.3–17). A southern-facing screen door provides access to the patio and the primary entrance into the single-family residence. West of the screen-door, the east half of the south façade of the principal mass of the building contains two windows covered by aluminum-framed screens. Although obstructed by shrubbery, there appears to be an additional window located on the east façade of the extended portion of the building. The west half of the south façade of the building is bare (Plate 3.3–18).

The north half of the west façade of the single-family residence features an enclosed back porch that extends approximately 10 feet beyond the roofline of the west façade (Plate 3.3–19). South of the enclosed back porch, a fixed wood-trimmed window covered by an aluminum-framed screen is present. Within the southern half of the west façade, a sliding glass door is also featured. The north façade of the single-family residence contains three wood-framed, single-sliding windows with aluminum-framed screens (Plate 3.3–20).

Barn

The barn at 14330 Bon View Avenue was constructed in 1959 directly west of the single-family residence. The barn features three distinct sections, which includes the original building and two different additions. The original building exhibits a rectangular-shaped footprint and measures approximately 56x39 feet. Between 1973 and 1979, a northern addition was constructed that extends approximately 35 feet north of the principal mass of the building. This addition includes a pre-manufactured mobile home. Further, between 2011 and 2013, a pole barn was constructed and attached to the west façade of the barn, extending approximately 23 feet west of the principal mass of the building. Collectively, the barn measures approximately 90x60 feet.

The original portion of the barn features a gable roof made of corrugated metal and an exterior clad in red board-and-batten wood siding with a white wood trim. The south façade features a wide entrance with a barn sliding door, and a sign inscribed "Amy's Farm" rests above the entrance (Plate 3.3–21). The west and east façades of the original portion of the barn feature fixed wood-trimmed, single-pane vinyl windows (see Plates 3.3–21 and 3.3–22). Additionally, the east façade contains a wood-trimmed, vinyl window and single-entry door.



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Plate 3.3–16

Northern Portion of the Primary (East) Façade of the 14330 Bon View Avenue Single-Family Residence, Facing West

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Plate 3.3–17

Southern Portion of the Primary (East) Façade and South Façade of the 14330 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–18

South Façade of the 14330 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–19

West Façade of the 14330 Bon View Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–20

North Façade of the 14330 Bon View Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–21

South (Left) and East (Right) Façades of the 14330 Bon View Avenue Barn, Facing Northwest

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Plate 3.3–22

West Façade of the 14330 Bon View Avenue Barn, Facing East

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The 1970s-era pre-manufactured mobile home addition features a low-pitched gable roof composed of rolled roofing material. The exterior of the pre-manufactured mobile home is clad in green board-and-batten wood siding. The west façade of the pre-manufactured mobile home features wood-trimmed, single-sliding, and single-hung vinyl windows (see Plate 3.3–22). Attached to the roof of the original barn and the 1970s-era addition on the east side of the building are metal beams, which support the corrugated metal pole barn that was added between 2011 and 2013. On the east façade of the pre-manufactured mobile home, a vinyl sliding glass door and a wood-trimmed, four-paned, single-sliding door are present (Plate 3.3–23). Decorative shutters flank both sides of the window and door. Additionally, an air-conditioning unit extends from the central-top portion of the addition. The north façade of the pre-manufactured mobile home also features two single-sliding vinyl windows flanked by decorative shutters.

Site Temp-3 (14366, 14316, and 14306 Bon View Avenue)

Site Temp-3 consists of two single-family residences, a barn/outbuilding, a shed, and three ancillary structures. Two ancillary structures were constructed within the north half of APN 1053-531-04 between 1968 and 1973. The 14316 Bon View Avenue single-family residence, the shed, and the third ancillary structure are located within the east half of APN 1053-531-02. The 14306 Bon View Avenue single-family residence is located directly south of the 14316 Bon View Avenue single-family residence. Additionally, the barn/outbuilding was constructed within the west half of APN 1053-531-02. Additional ancillary structures were added to the property between 1980 and the present. However, because these structures do not meet the minimum age threshold to be considered a historic resource, they are not considered CRHR-eligible.

Within the east half of APN 1053-531-02, the 14316 Bon View Avenue single-family residence is first visible in the 1935 historic aerial photograph. The CHRID indicates that this building was constructed in 1925 in the California Bungalow style. Directly east of the 14316 Bon View Avenue single-family residence, a shed was also present by 1935. Between 1935 and 1946, a long, rectangular-shaped ancillary structure was constructed southeast of the 14316 Bon View Avenue single-family residence and shed. The second single-family residence associated with the address 14306 Bon View Avenue was constructed circa 1959 directly south of the 14316 Bon View Avenue single-family residence in the Vernacular Ranch architectural style. Although this building is first visible in the 1959 historic aerial photograph, the CHRID indicates that this building was constructed in 1960.

Within the west half of APN 1053-531-02, a barn/outbuilding was constructed along the northern parcel boundary between 1946 to 1948. Four separate additions to the barn/outbuilding were constructed, the first between 1948 and 1959, the second between 1985 and 1989, the third between 1989 and 1994, and the fourth in 2019.



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Plate 3.3–23

East Façade of the 14330 Bon View Avenue Barn, Facing West

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Ancillary structures (14366 Bon View Avenue)

The two ancillary structures are located within the center of the northern half of APN 1053-531-04. One ancillary structure is located within the northeast quadrant of APN 1053-531-04 and measures approximately 20x50 feet (Plate 3.3–24). This ancillary structure features a corrugated metal gable roof and a corrugated metal exterior. Large openings to the structure are located on the north and south façades. Further west, the second ancillary structure measures approximately 60x35 feet and also features a corrugated metal gable roof (Plate 3.3–25). The north façade and portions of the east and west façades of the second ancillary structure are open, portions of which are currently protected by canvas sheets.

Single-Family Residence (14316 Bon View Avenue)

According to the City of Ontario CRHID, the first single-family residence was constructed in 1925 in the California Bungalow style within the northwest corner of APN 1053-531-02. The single-family residence features a "T"-shaped footprint measuring approximately 36x43 feet. The building exhibits a cross-gabled roof composed of composite shingles, and a slight overhang that features exposed eaves with fascia and support brackets located on the gable ends. The CHRID record indicates that at the time of recordation in 2004, the roof of the California Bungalow single-family residence was made of rolled composition material. Google Street View images demonstrate that by 2007, the roof of the building was composed of composite shingles, suggesting that the roof was renovated between 2004 and 2007. Nevertheless, aerial photographs from this period do not clearly show whether the roof changed at this point in time.

The exterior of the 14316 Bon View Avenue single-family residence is clad in wooden horizontal clapboard siding. The primary (east) façade's gable end forms a covered front porch recessed beneath the extended roofline (Plate 3.3–26). The extended gable end overhang is supported by two wood columns. The front porch features the primary entrance to the residence consisting of a single-entry wood door. On either side of the primary entrance, two wood-trimmed, single-hung vinyl windows are present. Google Street View images demonstrate that the building originally featured large, fixed wood-framed windows that were replaced with vinyl windows between 2014 and 2018 (Plate 3.3–27).

The north façade of the 14316 Bon View Avenue single-family residence features three wood-trimmed, single-hung vinyl windows (Plate 3.3–28). Google Street View images demonstrate that these vinyl windows replaced wood-framed windows between 2014 and 2018 (Plate 3.3–29). The south façade contains one wood-trimmed, single-hung vinyl window and two wood-trimmed, casement vinyl windows, all three of which replaced four wood-trimmed, wood-framed, single-hung windows between 2014 and 2018 (Plates 3.3–30 and 3.3–31).



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Plate 3.3–24

Overview of the Central 14366 Bon View Avenue Ancillary Structure, Facing South

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Plate 3.3–25

Overview of the Western 14366 Bon View Avenue Ancillary Structure, Facing South

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Plate 3.3–26

Primary (East) Façade of the 14316 Bon View Avenue Single-Family Residence, Facing West

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Plate 3.3–27

2014 View of the Primary (East) Façade of the 14316 Bon View Avenue Single-Family Residence, Facing West

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(Image courtesy of Google Street View)



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Plate 3.3–28

North Façade of the 14316 Bon View Avenue Single-Family Residence, Facing South

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Plate 3.3–29

2014 View of the North Façade of the 14316 Bon View Avenue Single-Family Residence, Facing Southwest

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(Image courtesy of Google Street View)



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Plate 3.3–30

South Façade of the 14316 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–31

2014 View of the South Façade of the 14316 Bon View Avenue Single-Family Residence, Facing Northwest

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(Image courtesy of Google Street View)

The western portion of the "T"-footprint extends several feet beyond the principal mass of the building featuring a gable end (Plate 3.3–32). On this extended portion of the building, which consists of the southernmost portion of the west façade, two wood-trimmed, single-hung vinyl windows mulled together are present. The center of the west façade features a single-sliding vinyl window mulled on both sides to two fixed vinyl windows. Within the northernmost portion of the west façade, an unoriginal overhang supported by wood beams extend several feet beyond the roofline. Underneath the overhang, the west façade features a wood-trimmed, single-hung vinyl window, a single-entry door set behind a metal security door, and a wood-trimmed, fixed vinyl window (Plate 3.3–33).

Shed and Ancillary Structure (14316 Bon View Avenue)

By 1935, a small shed was constructed directly east of the California Bungalow single-family residence. The shed measures approximately 15x20 feet. It features a gable roof made of corrugated metal and a shiplap-clad exterior. The east façade of the shed features a single-entry wood door, and the north façade contains one wood-trimmed, wood-framed, single-hung window (Plates 3.3–34 and 3.3–35). An electrical box and a wood panel are attached to the shed's west façade (Plate 3.3–36). Additionally, the south façade features two wood-trimmed, wood-framed, fixed windows mulled to one another (Plate 3.3–37).

Between 1935 and 1946, a long, rectangular-shaped ancillary structure was built southwest of these two buildings. The ancillary structure features a flat, corrugated metal roof supported by metal beams. The majority of the structure's exterior is clad in board-and-batten wood siding. The south façade of the ancillary structure demonstrates that the western half of the structure is enclosed, featuring a single-entry wood door and an aluminum-framed, single-sliding window (Plate 3.3–38). Contrastingly, the eastern half is open air and is minimally supported on its north end by two beams and the remnants of a board-and-batten wood exterior. The west façade of the ancillary structure also contains three aluminum-framed, single-sliding windows and one protruding exterior air conditioning unit (Plate 3.3–39). As shown by the ancillary structure's north façade, portions of the board-and-batten exterior have been removed or have fallen apart over the years, and overall, the ancillary structure is in poor condition (Plate 3.3–40).

Single-Family Residence (14306 Bon View Avenue)

The second single-family residence was constructed on the property by 1959 in the Vernacular Ranch style. The Vernacular Ranch single-family residence is located directly south of the 14316 Bon View Avenue single-family residence. Address numbers on the primary (east) façade of the residence indicate that the building is associated with the address 14306 Bon View Avenue. The building features a rectangular footprint measuring approximately 85x45 feet and a cross-gabled roof. The roof features a wide, open eave overhang and is composed of composite shingles. The building's exterior is clad in stucco and is painted light green.



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Plate 3.3–32

West Façade of the 14316 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–33

Northern Portion of the West Façade of the 14316 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–34

East Façade of the Shed at 14316 Bon View Avenue

Single-Family Residence, Facing West

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Plate 3.3–35

North Façade of the Shed at 14316 Bon View Avenue

Single-Family Residence, Facing Southeast

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Plate 3.3–36

West Façade of the Shed at 14316 Bon View Avenue

Single-Family Residence, Facing East

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Plate 3.3–37

South Façade of the Shed at 14316 Bon View Avenue

Single-Family Residence, Facing North

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Plate 3.3–38

South Façade of the Ancillary Structure at 14316 Bon View Avenue

Single-Family Residence, Facing North

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Plate 3.3–39

West Façade of the Ancillary Structure at 14316 Bon View Avenue

Single-Family Residence, Facing Northeast

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Plate 3.3–40

North Façade of the Ancillary Structure at 14316 Bon View Avenue

Single-Family Residence, Facing South

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The residence is accessed via a semi-circular driveway that connects Bon View Avenue to the primary (east) façade. The east façade of the single-family residence features the building's primary entrance (Plate 3.3–41). Google Street View imagery demonstrates that the building's original aluminum-framed windows with decorative wood shutters were replaced between 2014 and 2018 with vinyl windows (Plate 3.3–42). Additionally, false shutters located on both ends of every window were removed between 2014 and 2018.

The northern half of the east façade includes a garage door and two mullioned single-sliding windows. The southern half of the east façade features a front porch supported by wood beams. Recessed underneath the porch, a single-entry door set behind a metal security door is present. A single-sliding vinyl window is located to the north of the primary entrance and a fixed single-pane, vinyl picture window is located to the south. The southernmost portion of the east façade extends several feet beyond the principal mass of the building and features a gable end with decorative fascia and a fixed single-pane vinyl picture window.

The north façade of the 14306 Bon View Avenue single-family residence features one attic vent within the top portion of the façade's gable end (Plate 3.3–43). The center of the south façade also includes an attic vent within the top portion of the central façade's gable end, in addition to three single-sliding vinyl windows (Plate 3.3–44). The south quarter of the single-family residences west façade contains a gable end that extends several feet beyond the principal mass of the building (Plate 3.3–45). On this western gable end, one single-sliding vinyl window is present. North of the extended portion of the west façade, a sliding glass door is present. Within the north half of the west façade, two single-sliding vinyl windows, one metal utility door and one wood-trimmed, single-entry door set behind a metal security door are featured (Plate 3.3–46).

Barn/Outbuilding (14306 Bon View Avenue)

The barn/outbuilding is associated with the address 14306 Bon View Avenue and is located within the east half of APN 1053-531-02 near the northern parcel boundary. The original barn/outbuilding was constructed between 1946 and 1948 with an "L"-shaped footprint. Between 1948 and 1959, a western addition was constructed that doubled the building's footprint. A second addition was constructed between 1985 and 1989 that expanded the barn/outbuilding westward approximately 150 feet. A third addition was constructed between 1989 and 1994 that expanded the westernmost portion of the building southward approximately 100 feet and the easternmost portion of the building approximately 25 feet. In 2019, a square addition was also constructed alongside the southeastern corner of the building.

The majority of the building, including all the additions, features a corrugated metal roof and a corrugated metal exterior (Plates 3.3–47 and 3.3–48). The type of corrugated metal material used varies across the building. Additionally, portions of the barn/outbuilding's exterior are composed of plywood boards. Both gable and shed roof styles are also featured. The south and east façades of the barn/outbuilding's western additions include garage doors and large openings (Plates 3.3–49 and 3.3–50). The south and east façades of the eastern half of the barn/outbuilding primarily features corrugated metal exteriors with smaller openings (Plates 3.3–51 and 3.3–52).



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Plate 3.3–41

Primary (East) Façade of the 14306 Bon View Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–42

2014 View of the Primary (East) Façade of the 14306 Bon View Avenue Single-Family Residence, Facing West

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(Image courtesy of Google Street View)



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Plate 3.3–43

East (Left) and North (Right) Façades of the 14306 Bon View Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–44

South Façade of the 14306 Bon View Avenue Single-Family Residence, Facing North

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Plate 3.3–45

Southern Portion of the West Façade of the 14306 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–46

Northern Portion of the West Façade of the 14306 Bon View Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–47

Eastern Half of the North Façade of the 14306 Bon View Avenue Barn/Outbuilding, Facing Northeast

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Plate 3.3–48

Western Half of the North Façade of the 14306 Bon View Avenue Barn/Outbuilding, Facing Northwest

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Plate 3.3–49

South Façade of the Western Addition to the 14306 Bon View Avenue Barn/Outbuilding, Facing North

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Plate 3.3–50

South (Left) and East (Right) Façades of the Western Addition to the 14306 Bon View Avenue Barn/Outbuilding, Facing Northwest

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Plate 3.3–51

South Façade of the Eastern Portion of the 14306 Bon View Avenue Barn/Outbuilding, Facing North

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Plate 3.3–52

East Façade of the Eastern Portion of the 14306 Bon View Avenue Barn/Outbuilding, Facing West

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Site Temp-4 (14451, 14457, 14343, and 14353 Bon View Avenue)

Site Temp-4 consists of three single-family residences, two detached garages, two standpipes, and a dairy farm. The property includes APNs 1053-541-01, -02, and 1053-571-01. The single-family residences are associated with the addresses 14451, 14343, and 14353 Bon View Avenue and the dairy farm is associated with 14457 Bon View Avenue. The 14451 Bon View Avenue single-family residence is located within APN 1053-571-02. Assessor's records indicate that both the 14451 Bon View Avenue single-family residence and the 14457 Bon View Avenue dairy farm were constructed in 1970. The dairy farm includes one historic-era milking parlor, two historic-era ancillary structures, and 11 historic-era pole barns. The milking parlor and two ancillary structures are located within the southeast corner of APN 1053-541-01. The dairy farm building is situated along the southern border of APN 1053-541-01, and the two ancillary structures are located directly north of the main building. The northwest ancillary structure currently functions as a hay storage area and the northeast ancillary structure consists of a carport. Between 1987 and 1994, an addition to the carport was constructed. Additionally, one historic-era standpipe is located within the central portion of APN 1053-571-01.

Site Temp-4 also consists of two single-family residences, two detached garages, a standpipe, and a dairy farm located within APN 1053-541-02. According to CHRID, the 14353 Bon View Avenue single-family residence was constructed on the property in 1912. Directly north, an associated detached garage was constructed by 1966. It is likely that the detached garage was built much earlier; however, the detached garage is first clearly visible on the 1966 historic aerial photograph. Additionally, in 2020, an extended overhang was constructed alongside the north façade of the detached garage. The CHRID indicates that the 14343 Bon View Avenue single-family residence was constructed in 1962. However, historic aerial photographs demonstrate that the 14343 Bon View Avenue single-family residence was constructed between 1966 and 1968 directly north of the 14353 Bon View Avenue detached garage. Between these two buildings, a detached garage associated with the 14343 Bon View Avenue address was constructed between 1968 and 1973. A second standpipe was also identified within the north-central portion of APN 1053-541-02. The standpipes are most likely associated with the cultivated fields that previously existed before the parcel was transformed into a dairy farm.

Single-Family Residence (14451 Bon View Avenue)

The 14451 Bon View Avenue single-family residence was constructed in 1970 in the Ranch architectural style. Google Maps associates the single-family residence with the address 14474 Bon View Avenue; however, the mailbox in the front of the building indicates that its address is 14451 Bon View Avenue. The building is located within the western half of APN 1053-571-01 near the western parcel boundary. The principal mass of the building features a rectangular-shaped footprint. The northeast corner of the single-family residence extends approximately 30 feet north from the principal mass of the building and features a square-shaped footprint. This portion of the building that extends northwards consists of a single-car garage.

The single-family residence can be accessed via a concrete driveway that leads from Bon View Avenue to the northern portion of the building (Plate 3.3–53). The exterior of the building is primarily clad in white stucco, except for the west façade which is also clad in stone and wood clapboard siding. The single-family residence features a cross-hipped roof composed of composite shingles with a boxed eave overhang. One entrance is located on the north façade of the principal mass of the building and consists of a single-entry wood door. An additional entrance is recessed several feet under the roofline and consists of wood double-entry doors located within the center of the east façade that can be accessed via a pathway that wraps around the west façade from the driveway.

The west façade of the single-family residence features several aluminum-framed windows (Plate 3.3–54 to Plate 3.3–56). This includes five picture windows mulled on both sides to single-sliding windows. Within the north half of the west façade, wood clapboard surrounding three of the windows create the appearance that the windows project beyond the remainder of the façade. Between the windows, stone veneer accents clad portions of the exterior. The north half of the west façade also consists of the extended portion of the building that contains a single-car garage door. The north façade of the principal mass of the building facing the extended portion of the west façade features the single-entry door and an aluminum-framed window that wraps around the northwest corner of the building. South of the primary entrance, the south half of the west façade features two aluminum-framed, picture windows mulled on both sides to single-sliding windows and one aluminum-framed, picture window (Plate 3.3–57). A screen wall made of decorative white brick blocks the view of the aluminum-framed picture window from the street.

The stone veneer accenting portions of the west façade wraps around the southwest corner of the building, continuing onto the south façade (Plate 3.3–58). The remainder of the south façade is clad in stucco only. The east façade includes three distinct sections, the southern third, the central third, and the northern third. The southern third of the east façade features two aluminum-framed, fixed windows mulled on both sides to single-sliding windows and a centrally-located aluminum-framed, single-sliding window (Plate 3.3–59). The central third of the building's east façade includes an aluminum-framed, sliding glass door, two aluminum-framed, single-sliding windows, and one single-entry wood door featuring an aluminum-framed, single-hung window (Plate 3.3–60). In front of the sliding glass door, a wood pergola extends beyond the east façade of the building and covers a concrete back porch. The northern third of the east façade includes the portion of the building that extends several feet from the principal mass of the building (Plate 3.3–61). Both the south and east façades of the extended portion of the building are clad only in stucco.

Based upon the presence of shake shingle roofing on the milking parlor to the north, which otherwise features the same materials as the residence, it is assumed that the residence also featured a shake shingle roof that has been replaced with composite shingles prior to 2007.



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Plate 3.3–53

North Façade of the 14451 Bon View Avenue Single-Family Residence, Facing South

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Plate 3.3–54

Northern Portion of the West Façade of the 14451 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–55

Southern Half of the West Façade of the 14451 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–56

Central Portion of the West Façade of the 14451 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–57

Southern Portion of the West Façade of the 14451 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–58

South Façade of the 14451 Bon View Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–59

Southern Third of the East Façade of the 14451 Bon View Avenue Single-Family Residence, Facing West

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Plate 3.3–60

Central Third of the East Façade of the 14451 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–61

Northern Third of the East Façade of the 14451 Bon View Avenue Single-Family Residence, Facing Northwest

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Dairy Farm (14457 Bon View Avenue)

The milking parlor was constructed in 1970 within the southwest corner of APN 1053-541-01. It measures approximately 65x160 feet. The building can be divided into three distinct sections that are aligned horizontally along the southern boundary of APN 1053-541-01. The first section consists of the main building that faces the street. This portion of the building retains stylistic elements of the southernly located 14451 Bon View Avenue single-family residence such as a stucco-clad exterior with stone veneer accents.

The first section of the milking parlor features a Dutch-gable roof composed of shake shingles (Plate 3.3–62). The west façade of the milking parlor features a three-leaf entrance with a single-transom. The perimeter of the west façade is accented in the stone veneer. The top portion of the Dutch-gable end is clad in horizontal clapboard siding. A portion of the first section's south façade extends several feet beyond the principal mass of the building and includes an aluminum-framed, single-sliding window (Plate 3.3–63). This portion of the south façade appears to be an addition that was possibly constructed between 1980 and 1985; however, historic aerial photographs are not clear. Plywood currently boards up portions of the south, north, and west façades of the first section of the milking parlor. Google Street View imagery from 2007 shows horizontal sliding windows in these locations. Additionally, both the north and south façades of the first section of the milking parlor feature wide openings that provide access into the building (Plate 3.3–54). The railing directly above the openings suggests that rolling barn doors used to be attached to the north and south façades but have since been removed.

Attached to the east façade of the first section, the second section continues eastward approximately 50 feet and features a corrugated metal gable roof and a stucco-clad exterior. Louvered shutters line the top portion of the south and north façades of the second section of the milking parlor. Dairy silos are also located against the north and south façades of the second section of the milking parlor (Plate 3.3–65 and 3.3–66). The third section of the milking parlor consists of a shade overhang supported by metal beams and surrounded by a concrete wall and metal fencing (see Plate 3.3–66).

The ancillary structures to the north of the milking parlor were constructed in 1970 as part of the dairy farm at 14457 Bon View Avenue (Plate 3.3–67). The northwest ancillary structure currently functions as a hay storage structure and the northeast ancillary structure consists of a carport. The northwest ancillary structure (hay storage structure) is primarily an open-air overhang with a corrugated metal roof and supported by metal beams (Plate 3.3–68). The exterior of the southern façade and the southern half of the west façade is clad in corrugated metal siding and brick. The northeast ancillary structure (carport) is composed of two distinct sections, the original 1970 portion and the 1987 to 1994 addition (Plate 3.3–69). The eastern half, the original structure, consists of a corrugated metal shed roof supported by metal beams. The western half, the addition, consists of a corrugated metal gable roof and exterior that is partially open with a corrugated metal west façade with several roll-up garage doors.



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Plate 3.3–62

West Façade of the 14457 Bon View Avenue Milking Parlor, Facing East

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Plate 3.3–63

Westernmost Portion of the South Façade of the 14457 Bon View Avenue Milking Parlor, Facing Northeast

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Plate 3.3–64

Westernmost Portion of the North Façade of the 14457 Bon View Avenue Milking Parlor, Facing South

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Plate 3.3–65

Eastern Portion of the North Façade of the 14457 Bon View Avenue Milking Parlor, Facing Southeast

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Plate 3.3–66

Eastern Portion of the South Façade of the 14457 Bon View Avenue Milking Parlor, Facing Northeast

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Plate 3.3–67

Overview of the 14457 Bon View Avenue Hay Storage Structure and Carport, Facing Southwest

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Plate 3.3–68

Overview of the 14457 Bon View Avenue Hay Storage Structure, Facing Southeast

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Plate 3.3–69

Overview of the 14457 Bon View Avenue Carport, Facing Northeast

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Single-Family Residence and Detached Garage (14353 Bon View Avenue)

The 14353 Bon View Avenue single-family residence is located within the western half of APN 1053-541-02. The residence was constructed on the property in 1912 in the Vernacular Bungalow style. The one-and-a-half story building features a rectangular footprint that measures approximately 27x45 feet. The single-family residence exhibits a gable roof with two dormer windows located on the north and south sides of the building. The two dormer windows are aluminum-framed, fixed windows mulled on both sides to single-sliding windows. The western three-fourths of the building is two-stories, while the eastern fourth is one-story. The entire exterior is clad in stucco. The CHRID indicates that the single-family residence does not retain integrity as the original porch was removed, the majority of the windows have been replaced, and the wood exterior cladding has been replaced by stucco.

The gable ends of the residence include the west and east façades. The west façade features an aluminum-framed, single-sliding window on the primary story and an aluminum-framed, fixed window mulled on both sides to single-sliding windows on the second story (Plate 3.3–70). The primary entrance to the single-family residence is located in the center of the north façade and is set behind a metal security door. On the north façade's primary story, two aluminum-framed, single-sliding windows are present on both sides of the primary entrance. The east façade of the single-family residence contains one aluminum-framed, single-sliding window on the second story and an aluminum-framed, single-sliding window and single-entry wood door on the primary story (Plate 3.3–71). The south façade of the single-family residence includes two aluminum-framed, single-hung windows mulled together and one aluminum-framed, single-sliding window (Plate 3.3–72).

The detached garage is located directly north of the single-family residence and measures approximately 17x22 feet. The building was most likely constructed between 1959 and 1966; however, it is possible that the garage was built earlier and not visible on aerial photos due to their poor quality. The garage features a gable roof made of composite shingles and a stucco-clad exterior. Attached to the north façade of the garage, a wooden overhang extends approximately 12 feet beyond the principal mass of the building (Plate 3.3–73). This overhang was added to the building in 2020. The primary entrance to the garage is located on the west façade, which includes a corrugated metal, single-car garage door and a single-entry wood door (Plate 3.3–74). The CHRID indicates that the door of the garage has been replaced since the building's initial construction.



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Plate 3.3–70

West (Right) and North (Left) Façades of the 14353 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–71

East Façade of the 14353 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–72

South Façade of the 14353 Bon View Avenue Single-Family Residence, Facing North

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Plate 3.3–73

North (Left) and West (Right) Façades of the 14353 Bon View Avenue Detached Garage, Facing Southeast

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Plate 3.3–74

West Façade of the 14353 Bon View Avenue Detached Garage, Facing Southeast

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Single-Family Residence and Detached Garage (14343 Bon View Avenue)

The 14343 Bon View Avenue single-family residence was constructed between 1966 and 1968 in the Ranch architectural style. It is located within the northwest corner of APN 1053-541-02 and measures approximately 85x50 feet. The building features a cross-hipped roof made of Spanish tiles and a stucco-clad exterior. The roof exhibits a moderate overhang with closed eaves. A semi-circular concrete driveway provides access to the single-family residence from Bon View Avenue. A concrete pathway leads from the driveway to the primary entrance located within the north half of the primary (west) façade. A stone planter lines the majority of the bottom portion of the west façade and wraps around the building's southwest corner and along the south façade.

The center of the primary (west) façade extends several feet beyond the principal mass of the building, dividing the primary (west) façade into a northern, central, and southern section (Plate 3.3–75). The northern portion of the primary (west) façade features a wood-framed, fixed window mulled on both sides to single-sliding windows. The central portion of the primary (west) façade extends several feet from the remainder of the west façade. In the center of the central portion of the primary (west) façade, the primary entrance to the building is present. The primary entrance includes a wood, double-door entryway that can be accessed via concrete steps that connect to a concrete path leading from the driveway. North of the primary entrance, the central primary (west) façade features one wood-framed, picture window; on both sides of the picture window, two mullioned wood-framed, fixed windows with transoms are present. South of the primary entrance, the central primary (west) façade includes a wood-framed, fixed window mulled on both sides to single-sliding windows.

The southern portion of the primary (west) façade is recessed approximately 20 feet eastward from the central portion of the west façade (Plate 3.3–76). The southern portion of the façade includes an additional sliding glass door entryway and a covered window opening. The south façade of the single-family residence includes one wood-framed, fixed window mulled on both sides to single-sliding windows and one aluminum-framed, single-sliding window, the latter of which does not appear to be original. The extended portion of the south façade features no windows or doors.

The southernmost end of the east façade of the single-family residence includes a single-entry door set behind a metal security door (Plate 3.3–77). North of the single-entry door, one aluminum-framed, single-sliding window and an additional single-entry door set behind a metal security door are present (Plate 3.3–78). Within the center of the east façade, a wood-framed, picture window is flanked on both sides by wood-framed, casement windows with transoms. Additionally, slightly more north, a slender utility door, three wood-framed, casement windows. The northernmost portion of the east façade includes one wood-framed, casement window. The north façade of the single-family residence includes two wood-framed, casement windows.



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Plate 3.3–75

Primary (West) Façade of the 14343 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–76

South Façade (Left) and the Southern Portion of the Primary (West) Façade (Right) of the 14343 Bon View Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–77

Southern Portion of the East Façade of the 14343 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–78

East Façade of the 14343 Bon View Avenue Single-Family Residence, Facing Southwest

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The 14343 Bon View Avenue detached garage was constructed south of the single-family residence between 1966 and 1968. Like the single-family residence, the garage features a hipped roof made of Spanish tile and is clad in stucco. The primary entrance to the garage is located on the west façade, which includes a corrugated metal, two-car garage door and a single-door entryway (Plate 3.3–79). The north façade features an additional single-entry, wood door and a wood-trimmed, aluminum-framed, single-sliding window (Plate 3.3–80). The east façade contains one wood-framed, fixed window (Plate 3.3–81). Additionally, two wood structures lean against the east façade.

Standpipes

One standpipe is located within the western half of APN 1053-541-02 along the northern parcel boundary (Plate 3.3–82). The other standpipe is located within the central portion of APN 1053-571-01 (Plate 3.3–83). Both standpipes are situated within an area that previously contained agricultural groves. As such, the standpipes can be tied to the general agricultural history of the area and are likely associated with the cultivated fields that were present within the parcel prior to the development of the dairy farm in 1970. However, the specific features identified are not clearly visible on any historic aerials and are not clearly temporally diagnostic to any specific historic date of use.

Site Temp-5 (14213, 14239, 14297, and 14283 Bon View Avenue)

Site Temp-7 consists of three single-family residences, two detached garages, and a dairy farm located within APNs 1053-351-01 and 1053-351-02. The dairy farm includes one milking parlor, an ancillary structure, a hay storage structure, and several pole barns. The remainder of the dairy farm includes 13 pole barns that were built after 1980. As these pole barns do not meet the minimum age threshold to be considered a historic resource, the structures are not considered CRHR-eligible.

According to CHRID, the 14213 Bon View Avenue single-family residence was constructed in 1912. By 1938 an ancillary structure was constructed east of the 14213 Bon View Avenue single-family residence. It is likely that this structure was built earlier; however, the 1935 historic aerial photograph is not clear. A detached garage was also constructed east of the 14213 Bon View Avenue single-family residence between 1959 and 1968. Further, between 1966 and 1968, an eastern addition to the 14213 Bon View Avenue single-family residence was built.

Historic aerial photographs demonstrate that APNs 1053-351-01 and 1053-351-02 transitioned from agricultural fields to a dairy farm between 1959 and 1966. According to CHRID, the milking parlor was constructed in 1961. This building is associated with the address 14239 Bon View Avenue. Between 1968 and 1973, a southern addition to the milking parlor was constructed. Additionally, between 1973 and 1977, a hay storage structure was built northeast of the milking parlor.



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Plate 3.3–79

West Façade of the 14343 Bon View Avenue Detached Garage, Facing East

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Plate 3.3–80

North Façade of the 14343 Bon View Avenue Detached Garage, Facing South

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Plate 3.3–81

East Façade of the 14343 Bon View Avenue Detached Garage, Facing Southwest

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Plate 3.3–82

Overview of the Standpipe Located Within the Western Half of APN 1053-541-02, Facing North

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Plate 3.3–83

Overview of the Standpipe Located Within the Central Portion of APN 1053-571-01, Facing West

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The CHRID indicates that the 14297 Bon View Avenue single-family residence was constructed in 1940 and that the 14283 Bon View Avenue single-family residence was constructed in 1948. However, neither building is present in the historic aerial photographs until 1966. Therefore, the 14297 Bon View Avenue single-family residence and the 14283 single-family residence and detached garage were constructed between 1959 and 1966.

Single-Family Residence and Detached Garage (14213 Bon View Avenue)

The 14213 Bon View Avenue single-family residence is located within the northwest corner of APN 1053-351-01. According to the CHRID, the building was constructed in 1912 in the Craftsman architectural style. Between 1966 and 1968, the single-family residence's eastern addition was constructed. Additionally, an associated detached garage was constructed east of the 14213 Bon View Avenue single-family residence between 1959 and 1968.

The 14213 Bon View Avenue single-family residence is a one-and-a-half story building that has a rectangular footprint measuring approximately 33x60 feet. The building features a steep-pitched, cross-gabled roof made of composite shingles and a moderate open eave overhang with exposed rafters. Decorative brackets support the northern and southern gable ends. The entire exterior is clad in stucco.

The primary (west) façade faces Bon View Avenue and can be accessed via a concrete pathway that leads from the street (Plate 3.3–84). The roof of the single-family residence extends beyond the primary (west) façade to create a front porch enclosed by wrought iron railing and four half-columns. Metal beams with decorative wrought iron accents extend from the northernmost and the southernmost half-columns to the extended roof. Underneath the front porch, the primary (west) façade features the building's primary entrance, which consists of a single-entry door set behind a metal security door. On both sides of the primary entrance, two wood-trimmed, aluminum-framed, single-sliding windows are present. The CHRID records indicate that the door and window sashes within the primary façade are replacements. Original windows likely consisted of double-hung, wood sash. One dormer is also featured within the west elevation of the building and includes three wood-trimmed, aluminum-framed, single-sliding windows.

The south façade of the single-family residence features several windows (Plate 3.3–85). Within the western, original half of the south façade, the primary level includes one wood-trimmed, aluminum-framed, fixed window and one wood-trimmed, aluminum-framed, single-sliding window. Within the second level of the western half of the south façade, a wood-trimmed, aluminum-framed, single-sliding window is also present. Additionally, within the top portion of the gable end of the south façade, a lattice wood, triangular attic vent is featured. The eastern, non-original half of the south façade, which is only one story, exhibits an aluminum-framed, single-sliding window.



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Plate 3.3–84

West Façade of the 14213 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–85

South Façade of the 14213 Bon View Avenue Single-Family Residence, Facing North

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The east façade of the single-family residence consists of the 1966-1968 addition, which includes one unoriginal, single-sliding vinyl window and a single-entry wood door set behind a metal security door (Plate 3.3–86). Additionally, a louvered shutter attic vent is located within the top portion of the east façade's gable end. The north façade of the single-family residence features a similar pattern of windows as the south façade (Plate 3.3–87). On the western, original half of the north façade, the primary level contains two wood-trimmed, aluminum-framed, single-sliding windows. Above on the second level, one wood-trimmed, aluminum-framed window is present. Additionally, a triangular, lattice wood attic vent is featured within the top portion of the north façade's gable end. Within the eastern, non-original half of the north façade, one aluminum-framed fixed window mulled on both sides to single-sliding windows is present.

The detached garage is located directly east of the 14213 Bon View Avenue single-family residence. The detached garage measures approximately 25x20 feet and features a gable roof made of composite shingles and a moderate overhang with open eaves and exposed rafters. The south façade of the detached garage features a garage door and a louvered shutter attic vent within the top portion of the southern gable end (Plate 3.3–88). A single-entry wood door is located on the building's west façade.

Dairy Farm (14239 Bon View Avenue)

The dairy farm includes an ancillary structure, a milking parlor, and a hay storage structure. The ancillary structure was constructed around 1938 and is located directly east of the 14213 Bon View Avenue detached garage within the northwest corner of APN 1053-351-01. Approximately 65 feet east of the ancillary structure, a hay storage structure was built between 1973 and 1977. Additionally, south of the 14213 Bon View Avenue single-family residence and detached garage, the milking parlor was constructed in 1961. An addition to the milking parlor was constructed between 1968 and 1973.

The ancillary structure west of the detached garage measures approximately 30x45 feet. This structure features an exterior cladding and gable roof; both made of corrugated metal. The hay storage structure, which also features a corrugated metal roof and exterior, measures approximately 80x35 feet. The west façade of the hay storage structure is open and features exposed metal beam structural supports.



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Plate 3.3–86

East Façade of the 14213 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–87

North Façade of the 14213 Bon View Avenue Single-Family Residence, Facing South

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Plate 3.3–88

South Façade of the 14213 Bon View Avenue Detached Garage, Facing North

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The milking parlor exhibits a rectangular footprint measuring approximately 80x190 feet. The northern portion of the milking parlor consists of the original building, and the southern portion of the milking parlor includes the 1968 to 1973 addition. The original, northern portion of the building features a western half that functions as the main milking parlor area and an eastern half that functions as a carport. The western half of the original milking parlor exhibits a moderately pitched, corrugated metal, Dutch gable roof and a stucco-clad exterior. The eastern half of the original milking parlor includes a low-pitched, corrugated metal gable roof that is open on the north side. Like its original counterpart, the southern addition to the milking parlor also features a western half with a corrugated metal roof and stucco-clad exterior. The eastern half of the southern addition is composed of structural support beams and an exterior wall that are covered above by black shade screens.

The primary (west) façade of the building is accessed via a semi-circular driveway that connects to Bon View Avenue. The northern, original half of the primary (west) façade features a Dutch gable roof made of corrugated metal and a gable end composed of horizontal wood siding (Plate 3.3–89). The exterior of the northern half of the primary (west) façade is clad in stucco and includes a centrally located, three-leaf, aluminum-framed entryway accessed via concrete steps. On both sides of the entryway, one aluminum-framed fixed window and one aluminum-framed fixed window mulled on both sides to casement windows are present. Additionally, four louvered shutter basement vents line the bottom portion of the northern half of the west façade.

The southern half of the primary (west) façade, which includes the southern addition, features a stucco-clad exterior and a rectangular parapet that extends several feet beyond the roofline (Plate 3.3–90). Two symmetrical, aluminum-framed, single-sliding windows and a "Challenge" sign are present within the southern half of the primary (west) façade. A portion of the south façade of the original building is exposed before the southern half of the primary (west) façade begins and exhibits one aluminum-framed fixed window mulled on both sides to casement windows. Along the south façade of the southern addition, one opening with a rolling barn door made of corrugated metal is also present. The remaining western half of the south façade features a stucco-clad exterior with louvered shutters lined below the roofline.

Like the south façade of the milking parlor's southern addition, the north façade of the original portion of the building features an aluminum-framed fixed window mulled on both sides to casement windows (Plate 3.3–91). Additionally, a square opening is cut into the westernmost portion of the north façade that is currently boarded up. Further east, the north façade features a single-entry door and a rolling barn door. The remaining western half of the north façade is clad in stucco and contains the louvered shutters lining the top portion of the façade. The eastern half of the north façade is open.



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Plate 3.3–89

Northern Half of the Primary (West) Façade of the 14239 Bon View Avenue Milking Parlor, Facing East

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Plate 3.3–90

South Façade and Southern Half of the Primary (West) Façade of the 14239 Bon View Avenue Milking Parlor, Facing Northeast

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Plate 3.3–91

Western Portion of the North Façade of the 14239 Bon View Avenue Milking Parlor, Facing Southeast

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Single-Family Residence (14297 Bon View Avenue)

The 14297 Bon View Avenue single-family residence is located within the western half of APN 1053-351-01, adjacent to the parcel's central-west boundary. It was constructed between 1959 and 1966 in the Minimal Traditional architectural style. The single-family residence features a rectangular footprint that measures approximately 50x35 feet with a gable roof made of rolled composition material. The entire building is clad in stucco and includes a slight eave overhang. The CHRID indicates that the building includes wood-framed windows with replacement aluminum sashes. The present survey demonstrated that the majority of the building's windows are unoriginal wood-trimmed, aluminum-framed windows.

The primary (west) façade of the single-family residence consists of three different sections (Plate 3.3–92). The northern third of the building features a single-car garage door made of corrugated metal. The CHRID indicates that this garage door is unoriginal. The central third of the west façade features an elevated front porch recessed underneath the roofline. The front porch is supported by metal beams and is partially enclosed by decorative metal bars. Concrete steps provide access to the elevated front porch and the single-door entryway set behind metal security bars. North of the entryway, an aluminum-framed picture window is mulled on both sides to single-sliding windows. The southern third of the west façade features two windows, one wood-framed, single-hung window and another aluminum-framed, single-sliding window.

The south façade of the single-family residence features three aluminum-framed, single sliding windows and an attic vent near the top portion of the gable end (Plate 3.3–93). The southern half of the east façade of the building includes two aluminum-framed, single-sliding windows (Plate 3.3–94). The northern portion of the east façade extends several feet beyond the principal mass of the building. The south façade of this extended portion of the building also includes one aluminum-framed, single-sliding window. The north façade of the building features no windows or doors (Plate 3.3–95).

Single-Family Residence and Detached Garage (14283 Bon View Avenue)

The 14283 Bon View Avenue single-family residence and detached garage are located within the western half of APN 1053-351-01, directly north of the 14297 Bon View Avenue single-family residence. The single-family residence measures approximately 50x40feet and features a cross-hipped roof made of rolled composition material. The residence was constructed in the Minimal Traditional architectural style between 1959 and 1966. The entire building is clad in stucco.

The primary (west) façade features a centrally located elevated front porch recessed underneath the roofline (Plate 3.3–96). The front porch is partially enclosed by a metal railing and decorative metal roof supports and can be accessed via concrete steps. The front porch includes a single-entry wood door and a wood-trimmed, aluminum-framed, four-paned window with an exterior air conditioning unit extending from the top central windowpane. North of the primary entryway, the northern half of the west façade features two wood-trimmed, aluminum-framed single-sliding windows. One of the windows is mulled to a window opening that previously

contained a small exterior air conditioning unit and is now partially boarded up with plywood. South of the primary entrance, the southernmost portion of the west façade also features two mullioned wood-trimmed, aluminum-framed, single-sliding windows.

The north façade of the single-family residence contains four wood-trimmed, aluminum-framed, single-sliding windows (Plate 3.3–97). The south façade features one wood-trimmed, aluminum-framed, single-sliding window and one single-entry door with a nine-paned window (Plate 3.3–98).

Directly south of the single-family residence, the detached garage features a square-shaped footprint, measuring approximately 18x20 feet. The garage exhibits a gable roof composed of rolled composite material and a stucco-clad exterior. The west façade contains a single-car garage door made of corrugated metal (Plate 3.3–99). The north façade features one single-door entryway (see Plate 3.3–96).

Site Temp-6 (14400 South Grove Avenue)

Site Temp-6 consists of one single-family residence, a detached garage, and a dairy farm associated with the address 14400 South Grove Avenue. The dairy farm includes a milking parlor and an ancillary structure. Site Temp-6 is associated with APN 1053-551-01. According to the CHRID, the 14400 South Grove Avenue single-family residence and milking parlor were constructed in 1972. The ancillary structure was built between 1968 and 1973. Additionally, between 1979 and 1980, a detached garage was constructed southeast of the 14400 South Grove Avenue single-family residence. Because the detached garage was constructed less than 50 years ago, it is not eligible for the CRHR.

Single-Family Residence and Detached Garage (14400 South Grove Avenue)

The 14400 South Grove Avenue single-family residence was constructed in 1972 in the Ranch architectural style. The residence is located within the central-east portion of APN 1053-551-01 and is located off South Grove Avenue. A semi-circular driveway provides access from the street to the residence. The southwest corner of the single-family residence is attached to the northwest corner of the detached garage. The detached garage was constructed southwest of the residence between 1979 and 1980.

The single-family residence features an irregular-shaped footprint, measuring approximately 115x58 feet. The northern two-thirds of the footprint is rectangular-shaped, whereas the southern one-third extends westward perpendicularly from the southwest corner of the principal mass of the building. The single-family residence exhibits a cross-hipped roof made of composite shingles and a medium overhang with boxed eaves. Additionally, the exterior of the single-family residence is clad in stucco.



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Plate 3.3–92

Primary (West) Façade of the 14297 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–93

South Façade of the 14297 Bon View Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–94

East Façade of the 14297 Bon View Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–95

North (Left) and West (Right) Façades of the 14297 Bon View Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–96

Primary (West) Façade of the 14283 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–97

North Façade of the 14283 Bon View Avenue Single-Family Residence, Facing South

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Plate 3.3–98

North Façade of the 14283 Bon View Avenue Single-Family Residence, Facing South

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Plate 3.3–99

West Façade of the 14283 Bon View Avenue Detached Garage, Facing East

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The primary (east) façade of the single-family residences faces South Grove Avenue and can be divided into two sections, the southern one-third and the north two-thirds. The southern one-third of the primary (east) façade, recessed several feet from the remainder of the building, features an enclosed corridor that leads to a south facing entryway (Plate 3.3–100). The corridor is bounded on the east by a stucco-clad wall featuring three arched openings. The exterior below each arch is composed of light-colored brick that also lines the perimeter of each arch. Decorative metal bars fill the arched openings.

Moving further north, the primary (east) façade of the single-family residence transitions into the northern two-thirds of the building (Plate 3.3–101). Two aluminum-framed corner windows wrap around the building, each with false metal shutters placed on both sides. Below the northernmost corner window, the bottom portion of the primary (east) facade features a brick-lined planter bed that continues until meeting the primary entrance of the building. Between the northern corner window and the primary entrance, the primary (east) façade contains two single-sliding vinyl windows (Plate 3.3–102). A concrete pathway provides access from the driveway to concrete steps that lead to the primary entrance (Plate 3.3–103). Situated within the center of the northern two-thirds of the single-family residence, the primary entrance to the building is recessed several feet below the roofline. The exterior features two columns of brick veneer outlining the opening to the entrance. The primary entrance features a single-entry wood door containing an oval-shaped, fixed window situated between two sidelights. North of the primary entrance, two fixed vinyl windows mulled on both sides to single-sliding windows are present (Plate 3.3–104).

The north façade of the single-family residence features one centrally located, single-sliding vinyl window (Plate 3.3–105). Additionally, the west façade of the single-family residence faces the backyard. The northern half of the west façade features three single-sliding vinyl windows (Plate 3.3–106). The stucco-clad exterior surrounding the three windows is discolored, indicating that the three windows have been replaced since the building's original construction. The southern half of the west façade features a covered back porch that extends approximately 20 feet west and is supported by wood beams. Underneath the covered back porch, a single-sliding window is present. The south façade of the single-family residence features two single-car garage doors and a single-door entry way (Plate 3.3–107).

The 14400 South Grove Avenue detached garage is located southeast of the single-family residence (Plate 3.3–108). The northeast corner of the garage is attached to the southwest corner of the single-family residence. The detached garage was constructed between 1979 and 1980 in a similar style to the single-family residence. Because the detached garage was constructed less than 50 years ago, it is not eligible for the CRHR. The detached garage features a hipped roof and a stucco-clad exterior. The east façade of the detached garage contains two garage doors.

Dairy Farm

The dairy farm includes a milking parlor, an ancillary structure, and four pole barns. The milking parlor is located south of the 14400 South Grove Avenue single-family residence, measuring approximately 58x166 feet. The milking parlor is divided into three distinct sections.

The first section consists of the easternmost portion of the building that faces South Grove Avenue (Plate 3.3–109). This section features a stucco-clad exterior, and a Dutch gable roof composed of wood shingles. The east façade of the first section features two sets of an aluminum-framed, single-sliding windows, a vertical brick veneer, and an aluminum-framed, fixed window. Between both sets, a wooden entryway is located within the center of the east façade. Along the eastern end of the north façade, a dairy silo is attached to the milking parlor. Google Street View imagery demonstrates that this dairy silo was added between 2020 and 2021 (Plate 3.3–110). Behind the silo, an aluminum-framed, single-sliding window and single-entry door are present.

The central portion of the north façade transitions into the milking parlor's second section, which extends approximately 45 feet west (Plate 3.3–111). This portion of the building includes a concrete wall that continues west along the remainder of the milking parlor. Extending vertically from the top portion of the concrete wall, vertical louvered shutters connect to the gable roof made of corrugated metal sheets. The westernmost portion of the north façade consists of the milking parlor's third section. The concrete wall continues to surround the remaining western portion of the milking parlor. Shade overhangs composed of corrugated metal sheets and supported by metal beams cover portions of the milking parlor's third section.

Along the milking parlor's south façade, the westernmost portion of the building features the same concrete border that is present along the north façade of the building (Plate 3.3–112). Where the third and second sections of the milking parlor meet, another dairy silo is present. The south façade of the easternmost portion of the building, or the milking parlor's first section, includes an opening that is partially covered by a corrugated metal sheet.

South of the milking parlor, an ancillary structure constructed between 1968 and 1973 is present (Plate 3.3–113). The ancillary structure features a rectangular footprint measuring approximately 30x40 feet with a shed roof. Both the roof and exterior of the ancillary structure are made of corrugated metal sheets. The north façade of the structure contains three roll-up corrugated metal doors.



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Plate 3.3–100

Southern Portion of the Primary (East) Façade of the 14400 South Grove Avenue Single-Family Residence, Facing West

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Plate 3.3–101

Central Portion of the Primary (East) Façade of the 14400 South Grove Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–102

Northern Portion of the Primary (East) Façade of the 14400 South Grove Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–103

Primary (East) Entrance to the 14400 South Grove Avenue Single-Family Residence, Facing West

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Plate 3.3–104

Northern Portion of the Primary (East) Façade of the 14400 South Grove Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–105

North Façade of the 14400 South Grove Avenue Single-Family Residence, Facing South

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Plate 3.3–106

West Façade of the 14400 South Grove Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–107

South (Left) and East (Right) Façades of the 14400 South Grove Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–108

East Façade of the 14400 South Grove Avenue Detached Garage, Facing West

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Plate 3.3–109

East Façade of the 14400 South Grove Avenue Milking Parlor, Facing West

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Plate 3.3–110

2020 View of the 14400 South Grove Avenue Milking Parlor, Facing Southwest

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(Image courtesy of Google Street View)



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Plate 3.3–111

North Façade of the 14400 South Grove Avenue Milking Parlor, Facing Southwest

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Plate 3.3–112

South Façade of the 14400 South Grove Avenue Milking Parlor, Facing Northwest

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Plate 3.3–113

Overview of the 14400 South Grove Avenue Ancillary Structure, Facing Southwest

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(Image courtesy of Google Street View)

Site Temp-7 (14441 and 14474 South Grove Avenue)

Site Temp-7 consists of two single-family residences, one detached garage, and one associated dairy farm within APNs 0216-321-01 and -07. The dairy farm consists of a milking parlor and one ancillary structure. The 14474 South Grove Avenue single-family residence and detached garage were constructed between 1959 and 1966 within the southwest corner of APN 0216-321-01. Google Maps associates this residence with the address 14474 South Grove Avenue; however, numbering on the side of the house indicates that the address is 14464 South Grove Avenue. The milking parlor was also constructed between 1959 and 1966. Between 1966 and 1968, the 14441 South Grove Avenue single-family residence was built within the northwest corner of APN 0216-321-01, and an ancillary structure was built east of the 14474 South Grove Avenue single-family residence. Assessor's data indicates that two buildings were constructed in 1966 and one building was constructed in 1967 within APN 0216-321-01. This likely reflects the construction of the 14474 South Grove Avenue single-family residence and milking parlor in 1966 and the 14441 South Grove Avenue single-family residence in 1967.

Single-Family Residence and Detached Garage (14474 South Grove Avenue)

The 14474 South Grove Avenue single-family residence and detached garage are located within the southwest corner of APN 0216-321-01. Both buildings were constructed between 1959 and 1966 in the Ranch architectural style. Assessor's records indicate that the buildings were most likely constructed in 1966.

The single-family residence primarily features a rectangular-shaped footprint with a cross-gable roof. The northeast corner of the single-family residence extends approximately 23 feet east of the principal mass of the building. Additionally, within the center of the east façade, the roofline extends approximately 12 feet from the remainder of the single-family residence. A breezeway attaches the northeast corner of the building to the detached garage. The roof is composed of composite shingles, and the exterior is clad in stucco and horizontal clapboard siding with small rectangular-shaped basement vents spaced evenly throughout the bottom portion of the building's exterior. Unlike the remainder of the single-family residence, the roof of the central east façade that extends beyond the principal mass of the building features a shed roof made of rolled composite roof material. Additionally, approximately half of the original aluminum-framed windows have been replaced with vinyl windows.

The 14474 South Grove Avenue single-family residence can be accessed via a concrete driveway that leads to the detached garage and an adjacent concrete path that follows the west façade of the single-family residence to its primary entrance. On both sides of the primary entrance, a stone planter lines the bottom portion of the primary façade. The northern third of the primary (west) façade of the single-family residence features a gable-end (Plate 3.3–114). The northern gable-end contains one fixed vinyl window mulled on both sides to single-sliding windows and a single-entry wood door recessed underneath the roofline. The top third and the bottom third of the northern gable-end of the primary (west) façade is clad in horizontal clapboard siding. The central third of the of the primary (west) façade of the single-family residence contains

one fixed vinyl window mulled on both sides to single-sliding windows (Plate 3.3–115). The southern third of the primary (west) façade features a false gable-end, underneath of which an additional fixed vinyl window mulled on both sides to single-sliding windows is present.

The south façade of the single-family residence consists of the southern gable end (Plates 3.3–116 and 3.3–117). The top portion of the south façade is clad in horizontal clapboard siding. The south façade features two single-sliding vinyl windows, and one aluminum-framed fixed window mulled on both sides to single-sliding windows. Above the aluminum-framed window, an overhang extends approximately two feet beyond the principal mass of the building.

The east façade of the single-family residence is comprised of three distinct sections (Plate 3.3–118). The northern third of the east façade extends approximately 23 feet and the central third of the east façade extends approximately 12 feet beyond the principal mass of the building. The northern third features a gable end with one aluminum single-sliding window. Unlike the remainder of the east façade, which is clad in stucco, the central third of the east façade exhibits a horizontal clapboard siding and an exposed foundation. Two aluminum-framed fixed windows mulled on both sides to single-sliding windows and one single-door entryway are present within the central east façade. The southern third of the east façade also features a gable end and an aluminum-framed fixed window mulled to single-sliding windows.

The north façade of the single-family residence is attached to the detached garage via a breezeway. The breezeway, which is also features a composite shingle roof, divides the north façade. (Plate 3.3–119). The top half of the façade features horizontal clapboard siding and an attic vent. The westernmost portion of the east façade also features horizontal clapboard siding and a continuous stone planter that wraps around from the primary (west) façade. Additionally, within the western half of the north façade, one fixed vinyl window mulled on both sides to single-sliding windows and one single-sliding vinyl window are present. Underneath the breezeway, a single-door entryway provides additional access to the single-family residence (Plate 3.3–120). Further, within the eastern half of the north façade, two aluminum-framed, single-sliding windows are present.

The detached garage connected to the single-family residence by a breezeway can be accessed via two single-car garage doors located within the primary (north) façade. The detached garage features a square-shaped footprint and measures approximately 30x30 feet. The primary (north) façade features the northern gable end of the building, which like the single-family residence, contains horizontal clapboard siding above the two garage doors (see Plate 3.3–119). A stone planter lines the bottom portion of the detached garage's west façade. The west façade also features a gable end that is supported by decorative wood gable brackets. Underneath the gable end, one fixed vinyl window mulled on both sides to single-sliding windows is present. The east façade features one aluminum-framed, single-sliding window (Plate 3.3–121).



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Plate 3.3–114

Northern Portion of the Primary (West) Façade of the 14474 South Grove Avenue Single-Family Residence, Facing East

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Plate 3.3–115

Southern Portion of the Primary (West) Façade of the 14474 South Grove Avenue Single-Family Residence, Facing East

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Plate 3.3–116

West (Left) and South (Right) Façades of the 14474 South Grove Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–117

South Façade of the 14474 South Grove Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–118

East Façade of the 14474 South Grove Avenue Single-Family Residence, Facing West

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Plate 3.3–119

East Façade of the 14474 South Grove Avenue Single-Family Residence, Facing West

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Plate 3.3–120

Western Half of the North Façade of the 14474 South Grove Avenue Single-Family Residence and East Façade of the Detached Garage, Facing West

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Plate 3.3–121

Western Half of the North Façade of the 14474 South Grove Avenue Single-Family Residence and East Façade of the Detached Garage, Facing West

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Dairy Farm

The diary farm includes a milking parlor and an ancillary structure. The milking parlor is located between the 14474 and 14441 South Grove Avenue single-family residences within the western half of APN 0216-321-01. The milking parlor can be divided into three distinct sections, which include the westernmost portion, a central portion, and the easternmost portion.

The westernmost portion of the milking parlor consists of the primary (west) façade that faces South Grove Avenue (Plate 3.3–122). This portion of the building features a stucco-clad exterior, and a Dutch gable roof composed of wood shingles with a moderate, closed eave overhang. The west façade of the milking parlor features two centrally located wood doors originally mulled together via a wooden sidelight. Google Street View images demonstrate that in 2022, the door jam and portions of the façade above the doors were removed and a sheet of plywood boarded up the center of the entryway (Plate 3.3–123). Additionally, two 12-paned, fixed windows located on opposite sides of the entryway are boarded up. The south façade of the westernmost portion features one window opening that is currently boarded up. Three shuttered vents are also located within the bottom half of the façade. Further east within the south façade, the extended overhang protects a recessed entryway made of corrugated metal. The north façade of the westernmost portion of the building features an addition constructed at an unknown date. This addition extends approximately 10 feet north of the principal mass of the building and features a shed roof made of rolled composite roofing material. The north façade of the addition includes one aluminum single-sliding window, and one boarded up doorway opening.

The central portion of the milking parlor extends approximately 45 feet eastward. This portion of the building features a gable roof made of corrugated metal and a stucco-clad exterior. On both the north and south façades of the central milking parlor, metal louvered shutters are situated within the center of the façade (Plates 3.3–124 and 3.3–125). Additionally, a dairy silo is located alongside the northeast corner of the north façade. The east façade of the central portion of the building faces the elevated easternmost portion of the milking parlor. The bottom half of the east façade includes five rectangular openings. Above the central opening, an additional smaller rectangular opening is present within the top half of the east façade.

The easternmost portion of the milking parlor consists of a concrete wall that extends approximately 75 feet east from the building's east façade (Plate 3.3–126). This portion of the building is open with metal structural beams lining the inside perimeter of the wall and metal gates crossing the inside of the easternmost portion of the building.

In addition to the milking parlor, an ancillary structure constructed between 1966 and 1968 is located directly south of the easternmost portion of the milking parlor that is associated with the dairy farm. The ancillary structure measures approximately 15x17 feet and features a corrugated metal exterior and gable roof.



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Plate 3.3–122

Primary (West) Façade of the 14441 South Grove Avenue Milking Parlor, Facing East

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Plate 3.3–123

2020 View of the Primary (West) Façade of the 14441 South Grove Avenue Milking Parlor, Facing East

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(Image courtesy of Google Street View)



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Plate 3.3–124

North Façade of the 14441 South Grove Avenue Milking Parlor, Facing South

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Plate 3.3–125

South Façade of the 14441 South Grove Avenue Milking Parlor, Facing Northeast

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Plate 3.3–126

East Façade of the 14441 South Grove Avenue Milking Parlor, Facing Northwest

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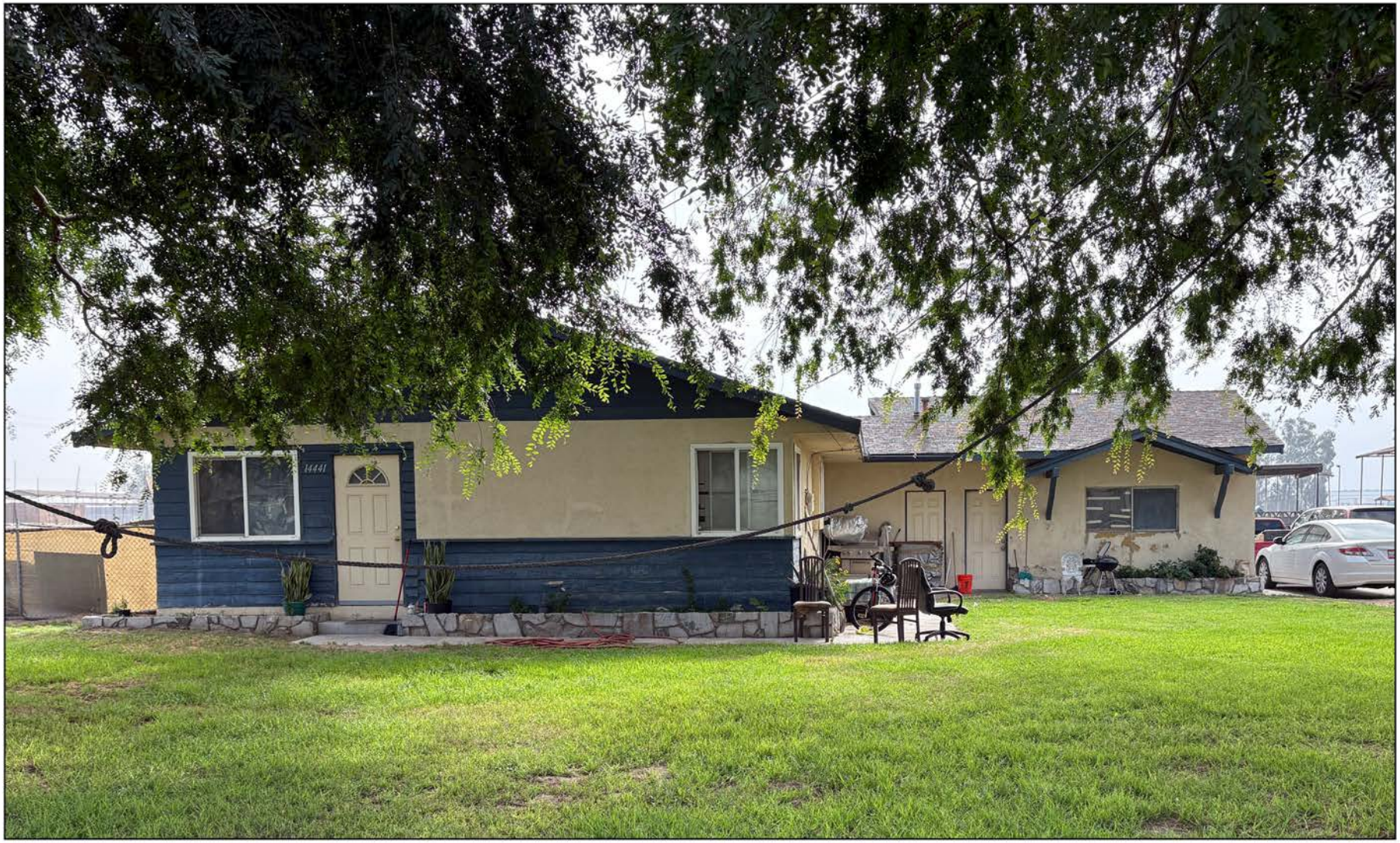
Single-Family Residence (14441 South Grove Avenue)

The 14441 South Grove Avenue single-family residence was constructed between 1966 and 1968 in the Ranch architectural style. Assessor's records indicate that a building was constructed within APN 0216-321-01 in 1967, which likely reflects the construction year of the 14441 South Grove Avenue single-family residence. The principal portion of the building features a "T"-shaped footprint. The southern portion of the extended "T" connects to a square-shaped attached garage that expands the building approximately 25 feet south. Collectively, the building measures approximately 65x60 feet.

The single-family residence is accessed via a concrete driveway that leads from South Grove Avenue to the attached garage, located at the southernmost portion of the building. The building features a cross-gabled roof covered in composite shingles and walls are clad in stucco and horizontal clapboard siding. The primary entrance to the single-family residence is located on the west façade. From the driveway, a concrete path wraps around the building's south and west façades, leading to the primary entrance. A stone planter also wraps around the south and west façades of the building, parallel with the concrete path.

The west façade of the single-family residence features two distinct sections, the west façade of the bottom portion of the "T" footprint and the west façade of the attached garage that extends southward from the principal mass of the building (Plate 3.3–127). The west façade of the bottom portion of the "T" footprint includes a gable end that is clad in horizontal clapboard siding within the top and bottom thirds of the façade. The central third of the façade is primarily clad in stucco except for the northern end. Additionally, this portion of the west façade features a single-door wood entryway with a four-paned, half-moon window and two single-sliding vinyl windows. The west façade of the attached garage that extends southward from the principal mass of the building features a gable end supported by decorative gable brackets. The entire façade is clad in stucco and contains two single-entry wood doors and one aluminum-framed, single-sliding window.

The south façade of the single-family residence is also divided into two distinct sections, the south façade of the principal mass of the building and the south façade of the attached garage that extends southward from the principal mass of the building (Plate 3.3–128). The south façade of the principal mass of the building features a single-entry wood door with a four-paned half-moon window and three single-sliding vinyl windows. Within the westernmost portion of the façade, underneath one of the windows, horizontal clapboard siding wraps around the southwest corner of the building. The remainder of the south façade is clad in stucco. The south façade of the attached garage that extends southward from the principal mass of the building features two single-car garage doors. The top half of the south façade is clad in horizontal clapboard siding, and the remainder of the façade is clad in stucco.



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Plate 3.3–127

West Façade of the 14441 South Grove Avenue Single-Family Residence, Facing East

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Plate 3.3–128

South (Left) and West (Right) Façades of the 14441 South Grove Avenue Single-Family Residence, Facing Northeast

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The north façade of the single-family residence features two single-sliding vinyl windows, and one fixed window mulled on both sides to single-sliding windows (Plate 3.3–129). Underneath the westernmost single-sliding window, horizontal clapboard siding wraps around the northwest corner of the building to cover a portion of the north façade. The remainder of the north façade is clad in stucco. The east façade is partially obstructed due to fencing; however, the southern portion of the east façade features no doors or windows (Plate 3.3–130).

Site Temp-8 (14361 South Grove Avenue)

Site Temp-8 consists of a single-family residence, a detached garage, and a dairy farm associated with APNs 0216-321-02 and -06. The single-family residence and detached garage, which are connected via a breezeway, were constructed within the southwest quadrant of APN 0216-321-02 between 1968 and 1973. The dairy farm consists of a milking parlor and several ancillary structures. Of all the dairy farm structures, only the milking parlor and two ancillary structures were constructed over 50 years ago. The milking parlor and two ancillary structures were built between 1968 and 1973. One ancillary structure is located directly north of the milking parlor and the other is located northeast of the milking parlor.

Single-Family Residence and Detached Garage (14361 South Grove Avenue)

The 14361 South Grove Avenue single-family residence and detached garage were constructed between 1968 and 1973 in the Ranch architectural style. Both buildings are located within the southwest quadrant of APN 0216-321-02. The single-family residence and detached garage are connected via a breezeway. The single-family residence features a "T" footprint, with the top portion of the "T" facing South Grove Avenue. The northernmost portion of the single-family residence is connected via a breezeway to the detached garage, the latter of which features a rectangular-shaped footprint. The single-family residence measures approximately 87x83 feet and the detached garage measures approximately 32x48 feet.

Both buildings are accessed via a semi-circular concrete driveway that offshoots to the detached garage. The detached garage features a hipped roof made of wood shake shingles and an exterior clad in stucco. The north façade of the detached garage faces the driveway and includes three single-car garage doors (Plate 3.3–131). Ivy covers portions of the north and east façade, obstructing the visibility of these exteriors; however, one aluminum-framed, single-sliding window is visible on the east façade (Plate 3.3–132). Additionally, a brick arch attached to the northeast corner of the detached garage is present.

The west façade of the detached garage features a centrally located aluminum-framed, fixed window mulled on both sides to single-sliding windows (Plate 3.3–133). Decorative wrought iron shutters are present on both sides of the single-sliding windows. Additionally, on opposite ends of the windows, decorative brick veneers in the shape of an arch are present. Along the bottom third of the west façade, a brick and wrought iron planter lines the building.



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Plate 3.3–129

North Façade of the 14441 South Grove Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–130

East (Right) and South (Left) Façades of the 14441 South Grove Avenue Single-Family Residence, Facing Northwest

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Plate 3.3–131

North Façade of the 14361 South Grove Avenue Detached Garage, Facing Southwest

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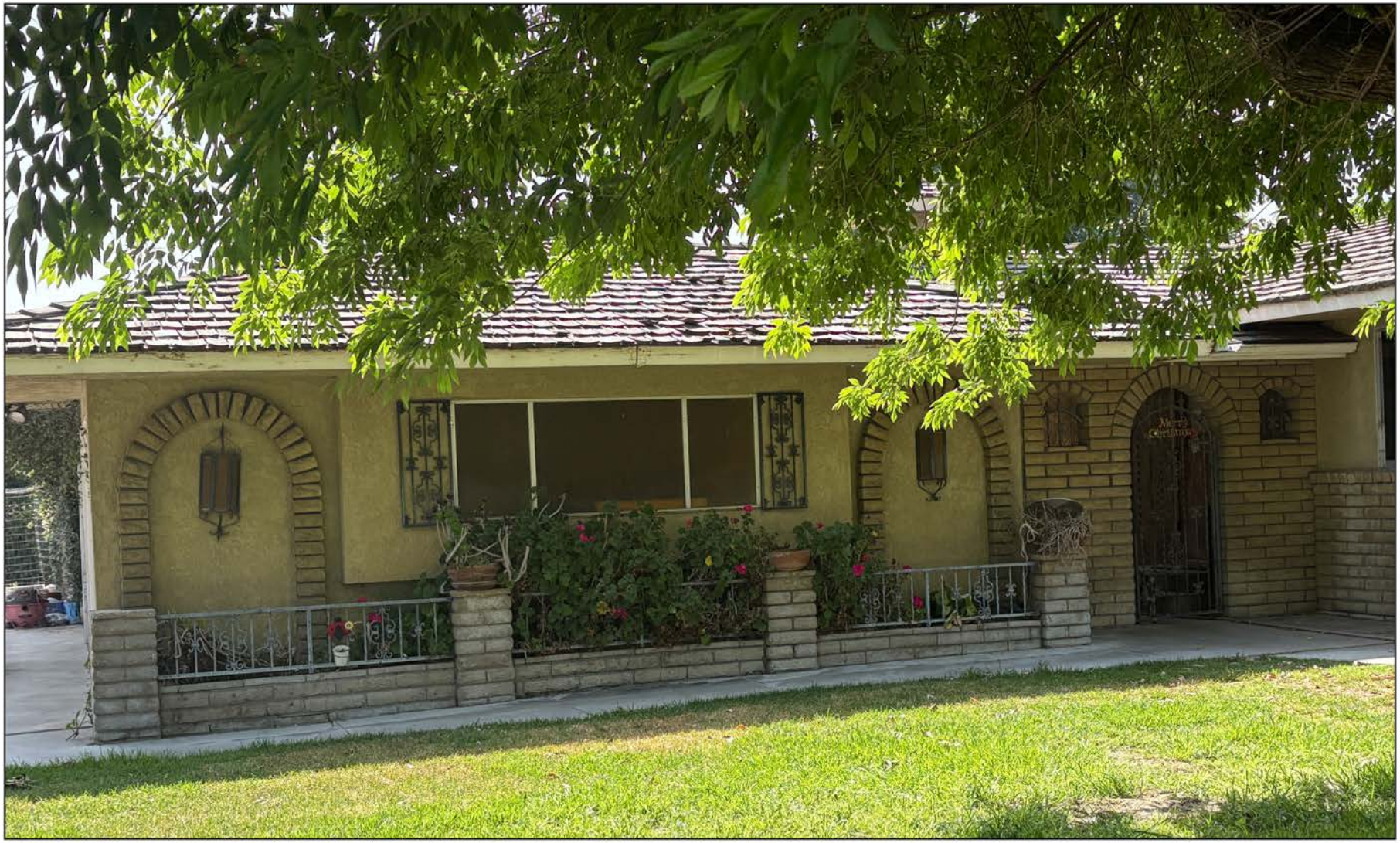


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Plate 3.3–132

West Façade of the 14361 South Grove Avenue Detached Garage, Facing Southwest

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Plate 3.3–133

West Façade of the 14361 South Grove Avenue Detached Garage, Facing East

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The breezeway connecting the detached garage and the single-family residence is attached to the south façade of the detached garage and the north façade of the single-family residence. A brick wall with two arched window openings and one arched entryway forms a western façade for the breezeway (see Plate 3.3–133). Wrought iron bars are present on the arched window openings, and a wrought iron gate is set in the arched entryway.

The west façade of the single-family residence is primarily clad in stucco but also features accents of brick veneer. A brick planter lines the majority of the west façade. The northernmost portion of the façade is composed of brick veneer and features one single-sliding vinyl window (Plate 3.3–134). As the façade transitions to stucco, the building extends several feet beyond the northmost portion of the west façade creating a corner (Plate 3.3–135). On both the north and west sides of the corner, single-sliding vinyl windows are present. Continuing along the extended portion of the west façade, a decorative brick veneer in the shape of an arch and an additional single-sliding vinyl window with wrought iron shutters are present.

Within the center of the west façade, concrete steps provide access to a recessed front porch, the northern portion of which is supported by a brick and wrought iron beam. Underneath the primary entrance, two large wood doors constitute the primary entrance into the single-family residence. South of the recessed front porch and primary entrance, the exterior of the west façade features a brick veneer (Plate 3.3–136). Within this portion of the west façade, two single-sliding vinyl windows mulled together are present. Moving south, the exterior of the west façade transitions to stucco once again and features two single-sliding vinyl windows mulled together and flanked by wrought iron shutters.

At present, a large structure obstructs the visibility of the south façade of the single-family residence and fencing blocks access to the building's east façade (Plate 3.3–137). However, two fixed vinyl windows mulled on both sides to single-sliding windows and one single-entry wood door are present along the north façade of the single-family residence (Plate 3.3–138).

Dairy Farm (14361 South Grove Avenue)

The dairy farm consists of a milking parlor, several ancillary structures, and numerous pole barns. The milking parlor and two ancillary structures constructed within the property over 50 years ago are located within the western half of APN 0216-321-02.

The milking parlor is located within the west-central portion of APN 0216-321-02, directly north of the 14361 single-family residence and detached garage. The milking parlor is accessed via a semi-circular driveway that leads to the primary (west) entrance to the building. The building can be divided into three different sections, which includes a western, central, and eastern portions. The western portion of the milking parlor includes the west façade of the building that faces South Grove Avenue and extends approximately 36 feet east. The central portion of the milking parlor continues approximately 44 feet east, and the easternmost portion of the building extends an additional approximately 65 feet east. Collectively, the milking parlor measures approximately 45x145 feet.



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Plate 3.3–134

Northern Portion of the West Façade of the 14361 South Grove Avenue Single-Family Residence, Facing East

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–135

Central Portion of the West Façade of the 14361 South Grove Avenue Single-Family Residence, Facing Northeast

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Plate 3.3–136

Southern Portion of the West Façade of the 14361 South Grove Avenue Single-Family Residence, Facing East

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–137

South Façade of the 14361 South Grove Avenue Single-Family Residence, Facing East

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Plate 3.3–138

North Façade of the 14361 South Grove Avenue Single-Family Residence, Facing Southeast

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The western portion of the milking parlor features a Dutch gable roof made of composite shingles and a stucco-clad exterior. The west façade of the building faces South Grove Avenue and features one centrally located multi-paned, aluminum-framed door (Plate 3.3–139). On opposite sides of the door, eight-paned, aluminum-framed, fixed windows are present. Decorative brick veneers in the shape of arches surround each window. Brick and wrought iron planters line the bottom portion of the west façade and wrap around the northwest and southwest building corners. The north façade of the western portion of the milking parlor features two aluminum-framed, single-sliding windows and a rolling barn door made of corrugated metal. The south façade of the western portion of the milking parlor also features an aluminum-framed, single-sliding window with wrought iron shutters and a rolling barn door made of corrugated metal (Plate 3.3–140). Google Street View images also demonstrate that a large dairy silo was removed from the south façade in 2022 (Plate 3.3–141).

The central portion of the milking parlor features a gable roof made of corrugated metal. The bottom two-thirds of the central portion's exterior is clad in stucco and the top one-third is comprised of metal louvered shutters. An addition to the central portion's north façade was constructed between 2015 and 2016 (Plate 3.3–142). This northern addition features a shed roof with an unpainted concrete exterior. Additionally, the north addition features one aluminum-framed, single sliding window and a single-entry wood door. East of the north addition, two dairy silos are present.

The easternmost portion of the milking parlor consists of concrete walls that form extensions of the north and south façades. Originally, a corrugated metal roof covered the easternmost portion of the milking parlor. However, between 2021 and 2022, the corrugated metal roof was removed. Structural metal beams and metal railings within the easternmost portion of the building are currently present.

Two ancillary structures were constructed on the property between 1968 and 1973. The ancillary structure located northeast of the milking parlor is a long, rectangular structure measuring approximately 21x23 feet. A pole barn is located against the east façade of the ancillary structure and continues for approximately 121 feet eastward (Plate 3.3–143). The northeast ancillary structure features a corrugated metal gable roof and exterior. Additionally, the west façade of the ancillary structure features two roll-up metal doors protected by a gable overhang that extends approximately two feet from the west façade.

The ancillary structure located directly north of the milking parlor is a square-shaped structure measuring approximately 26x27 feet. The structure features a corrugated metal exterior and corrugated metal roof. Additionally, the south façade of the ancillary structure includes two roll-up metal doors.



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Plate 3.3–139

West Façade of the 14361 South Grove Avenue Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–140

South Façade of the 14361 South Grove Avenue Milking Parlor, Facing North

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–141

2022 View of 14361 South Grove Avenue Milking Parlor, Facing Northeast

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–142

North Façade of the 14361 South Grove Avenue Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–143

Overview of the Ancillary Structure Located Northeast of the 14361 South Grove Avenue Milking Parlor, Facing East

The Eucalyptus Business Park Specific Plan Project

Site Temp-9 (8485 Edison Avenue and 14350 Walker Avenue)

Site Temp-9 consists of two single-family residences, two detached garages, and one dairy farm located within APN 0216-322-10. The dairy farm is associated with the address 8485 Edison Avenue and includes one milking parlor and one ancillary structure.

The 8485 Edison Avenue single-family residence and detached garage were constructed between 1959 and 1966 within the northeast corner of APN 0216-322-10. These buildings are located directly east of the milking parlor. The 14350 Walker Avenue single-family residence was also constructed between 1959 and 1966 within the southern half of APN 0216-322-10. Assessor's records indicate that within APN 0216-322-10, one building was constructed in 1959 and another building was constructed in 1966. However, it is not clear which date corresponds to which single-family residence.

Only the 14350 Walker Avenue single-family residence and detached garage are located within the development area. Additionally, some of the pole barns associated with the dairy farm at 8485 Edison Avenue are located within the development area and the concrete foundation located within the northeast corner of APN 0216-322-10 is located within the offsite improvement area. The 8485 Edison Avenue single-family residence and detached garage are not located within the development area or the offsite improvement area. Likewise, the milking parlor and ancillary structure associated with the 8485 Edison Avenue dairy farm are not located within either the development area of the offsite improvement area. Therefore, these buildings and structures will not be directly impacted by the proposed development. Nevertheless, as the unimpacted buildings are associated with the southern half of the parcel that is proposed for development, the 8485 Edison Avenue single-family residence, detached garage, and dairy farm were also recorded and evaluated.

Single-Family Residence and Detached Garage (8485 Edison Avenue)

The 8485 Edison Avenue single-family residence and detached garage were constructed between 1959 and 1966 in the Ranch architectural style. The two buildings are located within the northeast corner of APN 0216-322-10. A breezeway connected the west façade of the single-family residence to the east façade of the detached garage. Both buildings can be accessed via a concrete driveway beginning at Edison Avenue (Ontario Ranch Road) and arriving at the primary (west) façade of the detached garage.

The detached garage has a rectangular-shaped footprint measuring approximately 40x28 feet and features a Dutch gable roof made of composite shingles. The exterior of the detached garage is clad in stucco and a stone veneer. The primary (west) façade of the detached garage includes two single-car garage doors, one single-entry wood door, and an aluminum-framed, single-hung window (Plate 3.3–144). The north façade of the detached garage includes two fixed-frame vinyl windows mulled to one another. Horizontal clapboard siding extends beyond the stucco-clad exterior and is supported by wood brackets. Additionally, stone veneer lines the bottom portion of the north façade. The south façade of the detached garage features no doors or windows (Plate 3.3–145). The east façade of the detached garage contains one single-hung vinyl

window and one single-entry wood door. The northern half of the east façade is situated underneath the breezeway that connects the detached garage to the single-family residence.

The single-family residence has an irregular-shaped footprint that measures approximately 62x58 feet and features a cross-hipped roof made of composite shingles. The majority of the building's exterior is clad in stucco and contains a stone veneer that follows the bottom portion of the façades. The building features a Dutch gable roof comprised of composite shingles with a wide closed eave overhang. The gable ends feature a decorative scalloped verge board.

The primary (north) façade of the single-family residence faces Edison Avenue (Ontario Ranch Road) (see Plate 3.3–144). Google Street View imagery indicates that all of the original single-hung windows on the primary (north) façade were replaced between 2019 and 2021 (Plate 3.3–146). At present, the eastern half of the primary (north) façade includes two single-sliding, vinyl windows. The easternmost window is surrounded by decorative horizontal clapboard siding supported by decorative brackets attached to the façade. Within the western half of the primary (north) façade, the primary entrance is recessed several feet underneath the roofline and features one single-entry wood door. Additionally, a single-sliding vinyl window is present that is surrounded by the decorative horizontal clapboard siding.

The west façade of the single-family residence features one single-sliding vinyl window and one aluminum-framed, single-hung window (see Plate 3.3–144). The northernmost single-sliding vinyl window is surrounded by decorative horizontal clapboard siding. Google Street View images show that the single-sliding vinyl window replaced a corner window and a single-hung window between 2019 and 2021 (see Plate 3.3–146). Within the center of the west façade, one aluminum-framed, single-hung window is present. Underneath the breezeway, a single-entry wood door provides additional access into the building.

The south façade of the single-family residence also features several windows and a single-entry wood door (see Plate 3.3–145). The western end of the south façade extends several feet beyond the principal mass of the building and contains one single-sliding vinyl window. Additionally, the roof overhang along the extended south façade slants downwards to create a protected back porch that is supported by two beams. The east façade of the extended portion of the building also includes one single-hung vinyl window. At present, the eastern half of the south façade features one single-entry wood door, one utility door, and one single-sliding vinyl window. Google Street View imagery demonstrates that the eastern half of the south façade originally contained a sliding glass door that was replaced with the single-entry wood door between 2019 and 2021 (Plate 3.3–147). Additionally, during the same period two single-hung windows mulled together were replaced with the single-sliding vinyl window.

The east façade of the single-family residence includes one single-sliding vinyl window within the center of the façade (Plate 3.3–148). Google Street View images demonstrate that the east façade originally contained two single-sliding windows and one single-hung window (Plate 3.3–149). Between 2019 and 2021, the two single-sliding windows were removed, and the single-hung window was replaced within a single-sliding window.



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Plate 3.3–144

Primary (West) and North Façades of the 8458 Ontario Road Detached Garage and Single-Family Residence, Facing Southeast

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Plate 3.3–145

East and South Façades of the 8458 Ontario Ranch Road Detached Garage and Single-Family Residence, Facing Northwest

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–146

2019 View of the North and West Façades of the 8458 Ontario Ranch Road Single-Family Residence and Detached Garage, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–147

2019 View of the East and South Façades of the 8458 Ontario Ranch Road Single-Family Residence and Detached Garage, Facing Northwest

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–148

East Façade of the 8458 Ontario Ranch Road Single-Family Residence, Facing West

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–149

2019 View of the East Façade of the 8458 Ontario Ranch Road Single-Family Residence, Facing West

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)

Dairy Farm (8485 Edison Avenue)

The dairy farm includes one milking parlor, one ancillary structure, and numerous pole barns. The milking parlor is located west of the 8485 Edison Avenue single-family residence within the northern half of APN 0216-322-10. According to historic aerial photographs, the milking parlor was constructed between 1959 and 1966. The milking parlor has a rectangular-shaped footprint measuring approximately 165x43 feet. The milking parlor is composed of two distinct sections, the north portion that features a Dutch gable roof made of composite shingles with a decorative scalloped vergeboard and the remaining southern portion that exhibits a corrugated metal gable roof.

The northern portion of the milking parlor includes the primary (north) façade of the building (Plate 3.3–150). The Dutch gable roof features a wide closed eave overhang, and the exterior is entirely clad in stucco. The north façade of the building contains two 12-paned, aluminum-framed, fixed windows and a centrally located three-leaf entryway. The west façade of the north portion of the milking parlor features one aluminum-framed, single-sliding window and a rolling barn door made of corrugated metal (Plate 3.3–151). The east façade of the northern portion of the milking parlor includes one aluminum-framed, fixed window mulled on both sides to single-sliding windows and another rolling barn door made of corrugated metal (see Plate 3.3–150).

The remaining southern portion of the building contains bovine stalls. A corrugated metal roof covers the southern portion of the building and is supported at equal intervals by metal beams connected to the east and west façades. For both the east and west façades of the milking parlor, the bottom half is clad in stucco, and the top half is comprised of metal louvered shutters (see Plates 3.3–150 and 3.3–151). On the west façade, some of the southernmost louvered shutters have been removed.

The ancillary structure is located west of the milking parlor and has a rectangular-shaped footprint measuring approximately 57x25 feet. The ancillary structure features a gable roof with a corrugated metal exterior. The east façade includes the primary entrance, and the north façade contains one aluminum-framed, single-sliding window.

Single-Family Residence and Detached Garage (14350 Walker Avenue)

The 14350 Walker Avenue single-family residence and detached garage are located within the southern half of the property near the central-east parcel boundary. The single-family residence and detached garage were constructed between 1959 and 1966 in the Ranch architectural style. An enclosed breezeway connects the north façade of the single-family residence to the south façade of the detached garage. Both buildings can be accessed via a concrete driveway beginning at Walker Avenue and arriving at the primary (north) façade of the detached garage.

The detached garage has a rectangular-shaped footprint measuring approximately 27x36 feet and features a hipped roof covered in composite shingles. The exterior of the detached garage is clad in stucco. The primary (north) façade of the detached garage includes two single-car garage doors, one single-entry wood door, and a wood-trimmed, wood-framed, single-hung window

(Plate 3.3–152). The west façade of the detached garage contains one small window opening that is currently boarded up (Plate 3.3–153). The east façade of the detached garage features two wood-trimmed, aluminum-framed, fixed windows and one shuttered basement vent (Plate 3.3–154).

The south façade of the detached garage is divided into two distinct sections (Plate 3.3–155). The western half of the south façade includes one single-entry wood door and an aluminum-framed, single-sliding window. The eastern half of the south façade is enclosed by the breezeway connecting the detached garage to the single-family residence. The breezeway features the same composite shingle roof as the detached garage and single-family residence. However, the exterior of the breezeway is made of horizontal clapboard siding and contains two screen windows and a metal security door on both its east and west sides. Below the two windows on the east side of the breezeway, the horizontal clapboard siding has been replaced by a sheet of plywood.

The single-family residence has a rectangular-shaped footprint that measures approximately 58x55 feet and features a cross-hipped roof made of composite shingles and a wide, closed eave overhang. Most of the exterior of the single-family residence is clad in stucco. The primary (east) façade of the single-family residence faces Walker Avenue (see Plate 3.3–154). The southern and central thirds of the primary (east) façade are clad in stucco and contain evenly spaced rectangular-shaped attic vents across the bottom portion of the façade. The southern third of the façade includes two wood-trimmed, aluminum-framed, fixed windows. The central third of the façade exhibits three wood-trimmed, aluminum-framed, fixed windows. The northern third of the primary (east) façade features a veneer with horizontal clapboard siding surrounding two aluminum-framed fixed windows. The northernmost window is situated along the northeast corner of the building. The northern third of the façade also contains the primary entrance to the building, which consists of a single-entry wood door that can be accessed via concrete steps connecting to a concrete pathway leading from the driveway.

The north façade of the single-family residence is divided into two distinct sections. The eastern half of the north façade includes two aluminum-framed fixed windows, one of which is located along the northeast corner of the building, within the easternmost portion of the façade and one wood-trimmed, aluminum-framed window within the central portion of the façade (see Plate 3.3–152). Horizontal clapboard siding surrounds the easternmost windows, whereas the remainder of the north façade is clad in stucco. The western half of the north façade of the single-family residence is primarily concealed by the breezeway (see Plate 3.3–155).

The west façade of the single-family residence also features two distinct sections (see Plates 3.3–153 and 3.3–155). The northern half of the west façade extends several feet beyond the principal mass of the building and features one wood-framed, single-hung window. The south façade of the extended portion of the building also includes one wood-framed, single-hung window. The southern half of the west façade features one large, aluminum-framed, picture window mulled on both sides to two smaller windows that each make up half the length of the picture window. On each side of the picture window, the two smaller windows consist of one aluminum-framed window on the top and one wood-framed window on the bottom.



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Plate 3.3–150

East and North Façades of the 8458 Ontario Ranch Road Milking Parlor, Facing Southwest

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–151

West Façade of the 8458 Ontario Ranch Road Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

(Image courtesy of Google Street View)



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Plate 3.3–152

Primary (North) Façade of the 14350 Walker Avenue Detached Garage, Facing South

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Plate 3.3–153

West Façade of the 14350 Walker Avenue Detached Garage, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–154

East Façade of the 14350 Walker Road Detached Garage, Facing West

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Plate 3.3–155

South Façade of the 14350 Walker Avenue Detached Garage and the West Façade of the 14350 Walker Avenue Single-Family Residence, Facing East

The Eucalyptus Business Park Specific Plan Project

The south façade of the single-family residence is entirely clad in stucco and features evenly spaced rectangular-shaped basement vents along the southern portion of the façade (Plate 3.3–156). The western half of the south façade includes two wood-trimmed, aluminum-framed, fixed windows. The eastern half of the south façade features three wood-trimmed, wood-framed, single-hung windows.

Site Temp-10 (7587-7697 Edison Avenue)

Site Temp-10 consists of two single-family residences, two detached garages, and a dairy farm. The dairy farm includes a milking parlor, a farm equipment storage building, a storage shed, and several pole barns. The 7697 Edison Avenue single-family residence and detached garage are located within the northeast corner of APN 1053-371-01 and were constructed in 1915. The 7587 Edison Avenue single-family residence and detached garage are located within the northwest corner of APN 1053-371-01 and was constructed in 1965. The milking parlor was built in 1965, and the farm equipment storage building was built in 1950. Historic aerial photographs show that a pole barn and two silos were built by 1966, and three pole barns and a storage shed were built by 1973.

Single-family residence and detached garage (7697 Edison Avenue)

The 7697 Edison Avenue single-family residence and detached garage were constructed in 1915 in the Craftsman Bungalow architectural style (Plates 3.3–157 to 3.3–159). The residence is located within the northeast corner of APN 1053-371-01 and faces Edison Avenue. Urbana (2024i, 2025) determined that the 7697 Edison Avenue single-family residence was significant under Criterion C/3/d as representative of the Craftsman Bungalow style (1900s-1930s). Urbana describes the building in the site record prepared for the property:

> Towards the northeast corner of parcel 105337101 is the Craftsman Bungalow dwelling, listed as 7697 Edison Avenue. Constructed before 1935, the house faces Edison Avenue and features an asymmetrical façade with a one-and-a-half-story irregular floor plan. The exterior is clad in tan stucco with red trim on the windows and doors. The high-pitched, side-gabled roof is covered in composition shingles and includes a wide eave overhang, open eaves, decorative wood brackets below the gable end, and exposed rafter ends. A stucco chimney rises from the front roof slope. The fenestration consists of wood-framed, one-over-one, double-hung and fixed windows with red painted lintels and sills. The main (north) elevation features a full-width front porch beneath the main roofline, supported by tapered wood/concrete beams, as well as a gabled dormer centered on the roof slope. At the rear (south) elevation, a two-story addition was appended to the southwest corner between 1975 and 1979. This addition has a gabled roof, aluminum sliding sash windows, and a tan stucco façade. It is largely obscured from the public right-of-way and remains subordinate, secondary, and easily distinguishable from the

> original structure. The addition is compatible with the dwelling's historic character, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. It did not result in the removal of original character-defining features. East of the dwelling is a detached one-car garage with a rectangular floorplan, tan stucco facade, and gabled roof. (2024i:4)

Single-family residence and detached garage (7587 Edison Avenue)

The 7587 Edison Avenue single-family residence was constructed in 1965 in the Ranch architectural style (Plates 3.3–160 to 3.3–166). The residence is located within the northwest quadrant of APN 1053-371-01 and faces Edison Avenue. The building can be accessed via a semi-circular concrete driveway that connects to Edison Avenue. Urbana (2024i:4) provides the following description for the residence:

> West of the milk parlor is the Ranch style dwelling, listed as 7587 Edison Avenue. Constructed between 1959 and 1966, the dwelling has an asymmetrical façade and a one-story horizontal, rambling floorplan atop a concrete foundation. The exterior is clad in tan painted stucco with a stone veneer on the main (north) elevation. The moderately pitched hip-and-gable roof is topped with composition shingles and has a moderate eave overhang, boxed eaves, a cupola above the breezeway, and a stone chimney on the rear roof slope. The fenestration consists of a mix of aluminum fixed and sliding sash windows and vinyl units. The primary elevation features a recessed entryway below the main roofline with two double half-lite wood doors, a small concrete stoop, a stone planter, and box bay windows accented by red horizontal wood siding. A wide, open breezeway on the east elevation connects the three-car garage to the dwelling.

Urbana (2025) indicates that several of the original windows on the primary façade of the 7587 Edison Avenue single-family residence have been replaced with vinyl windows. Nevertheless, they indicate that the building continues to embody its original architectural style, reflecting "one of the better-preserved and more representative examples of the Ranch architectural style in the area" (Urbana 2024i:16). As such, the 7587 Edison Avenue single-family residence was determined to be eligible under CRHR Criterion 3 under the Ranch style, 1950-1970s context (Urbana 2024i, 2025).



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Plate 3.3–156

South Façade of the 14350 Walker Avenue Single-Family Residence, Facing North

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Plate 3.3–157

North Façade of the 7697 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–158

North and East Façades of the 7697 Edison Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–159

North and West Façades of the 7697 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–160

North Façade of the 7587 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–161

North Façade of the 7587 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–162

North Façade of the 7587 Edison Avenue Breezeway and Single-Family Residence, Facing South

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Plate 3.3–163

North and West Façades of the 7587 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–164

West Façade of the 7587 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–165

East Façade of the 7587 Edison Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–166
South Façade of the 7587 Edison Avenue Single-Family Residence and Detached Garage, Facing Northwest
The Eucalyptus Business Park Specific Plan Project
(Image Courtesy of Urbana 2024)

Milking Parlor

The milking parlor was constructed in 1965 in the Ranch architectural style within the north central portion of APN 1053-371-01 (Plates 3.3–167 to 3.3–173). Historic aerial photographs demonstrate that two silos were constructed in the rear portion of the APN by 1966, and a holding area attached to the south façade of the milking parlor is clearly visible by 1973. The milking parlor can be accessed via a semi-circular driveway connecting to Edison Avenue. In their assessment of the property, Urbana (2024i:4) provided a description of the building:

> Centered on the north side of the parcel, fronting Edison Avenue, is the Ranch style milk parlor. Constructed between 1959 and 1966, the building features a horizontal floor plan with two milking parlor wing sections, extending from the front milk house section, separated by a breezeway. The front section exhibits Ranch style characteristics, including a hip-and-gable roof with wood shake shingles, stucco walls, metal fixed and casement windows, and a stone veneer. The breezeway, located between the front and rear wing sections, has metal doors on both the east and west elevations. South of the breezeway, the milking parlor sections have low sloped gable roofs oriented along an east-west axis. Ventilation is provided by horizontal louvered metal shutters on the north and south elevations, positioned between concrete walls. Additional features include a metal door at the main (north) entryway, a circular driveway, and a bulk tank in front. Two silos are located at the rear.

Urbana (2024i) notes that although the milking parlor embodies the standard Ranch style layout and form typical of large-capacity dairy milking parlors, the building within Temp-10 does not feature distinctive elements or represent a unique or distinguished example of the Ranch style. Therefore, Urbana (2024i, 2025) did not recommend the building for individual eligibility.

Storage Shed

Historic aerial photographs demonstrate that a storage shed was constructed within the northwest quadrant of APN 1053-371-01 by 1973. The storage shed is located directly southeast of the milking parlor. The structure features a rectangular-shaped footprint with a corrugated metal exterior and corrugated metal gable roof (Plate 3.3–174). Between 1999 and 2002, a square-shaped pole barn was attached to the south façade of the storage shed which expanded the structure's overall plan several feet southward. Large entrances are located on the north and south elevations of the structure.



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Plate 3.3–167
2017 Overview of the Milking Parlor, Facing South
The Eucalyptus Business Park Specific Plan Project
(Courtesy of Google Street View)



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Plate 3.3–168

Overview of the Milking Parlor, Facing South

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–169

The East Wing of the Milking Parlor, Facing South

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Plate 3.3–170

The West Wing of the Milking Parlor, Facing Southeast

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Plate 3.3–171

The Central Portion of the Milking Parlor, Facing South

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–172

West Façade of the Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–173

The South End of the Milking Parlor, Facing Northeast

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Plate 3.3–174

Overview of the Storage Shed, Facing South

The Eucalyptus Business Park Specific Plan Project

Farm Equipment Storage Building

The farm equipment storage building was constructed in 1950 within the northeast quadrant of APN 1053-371-01 (Plates 3.3–175 to 3.3–177). It is located southwest of the 7587 Edison Avenue single-family residence and can be accessed from Edison Avenue. The structure features two distinct sections that together form an "L"-shaped footprint, both with a corrugated metal gable roof. The eastern portion of the building consists of an attached two-car garage. The entrance to the building is located on the east elevation of the principal mass of the farm equipment storage building, or the western portion of the building. The building is clad in horizontal wood siding and contains two four-paned, wood-framed windows on the north elevation. The west elevation is bare.

Site Temp-11 (7721-7891 Edison Avenue and 14203 Bon View Avenue)

Site Temp-11 consists of two single-family residences, a detached garage and storage building, a milking parlor, and an ancillary building that are historic in age. According to CHRID, the milking parlor was constructed in 1925, the 7721 Edison Avenue single-family residence was constructed in 1939, and the detached garage and storage building were constructed in 1940. Additionally, historic aerial photographs demonstrate that the ancillary building was constructed by 1973. CHRID indicates that the 7891 Edison Avenue single-family residence was constructed in 1964. The 7721 Edison Avenue single-family residence, detached garage and storage building, ancillary building, and milking parlor are all located within the northwest corner of APN 1053-361-01. The 7891 Edison Avenue single-family residence is located within APN 1053-361-03.

Single-family residence (7721 Edison Avenue)

The 7721 East Edison Avenue single-family residence was constructed in 1939 in the Vernacular Craftsman style (Plates 3.3–178 to 3.3–180). The building features an "L"-shaped footprint and is two stories. The steeply pitched side gable roof is composed of rolled composite material and features a centrally located dormer window facing Edison Street and a moderate, closed-eave overhang. The entire building is clad in stucco and painted light yellow with a light blue trim.

The primary (north) façade of the building is symmetrical. On the primary story, a single-entry door set behind a metal screen door is present. On both sides of the entrance, an individual fixed window and two fixed windows mulled together by wood trim are featured. The second story displays a dormer window containing four unoriginal double-hung vinyl windows.



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Plate 3.3–175

Overview of the Farm Equipment Storage Building, Facing South

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Plate 3.3–176

Overview of the Farm Equipment Storage Building, Facing Southwest

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Plate 3.3–177

Overview of the Farm Equipment Storage Building, Facing Northeast

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Plate 3.3–178

North façade of the 7721 Edison Avenue Single-Family Residence, Facing South

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–179

East Façade of the 7721 Edison Avenue Single-Family Residence, Facing Southwest

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Plate 3.3–180

West Façade of the 7721 Edison Avenue Single-Family Residence, Facing Northeast

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The gable ends of the residence feature the east and west façades of the building. On the primary story of the west façade, two unoriginal, single-sliding vinyl windows are present. Additionally, a projection is located within the northern half of the façade containing one single-sliding, aluminum-framed window. The second story of the west façade features two unoriginal, single-hung vinyl windows. The primary story of the east façade of the residence likewise contains one single-sliding vinyl window, one single-hung vinyl window, and one fixed vinyl window mulled on both sides to single-sliding windows. The second story of the east façade features two single-hung vinyl windows.

Detached garage and storage building

The garage and storage building was constructed to the east of the single-family residence in 1940 in no particular architectural style (Plate 3.3–181). The building is "L"-shaped with a double gable roof made of concrete tiles with a moderate, open-eave overhang. The exterior of the building is clad in concrete block with wood accents dividing the gable ends into two portions. The west elevation features four corrugated metal entrances, and the north façade features one opening into the building.

Milking parlor

The milking parlor was constructed in 1925 in the Art Deco style (Plate 3.3–182). It is located to the south of the 7721 Edison Avenue single-family residence. The building is one story with a "T"-shaped footprint. The western wing of the building consists of the front milk house. This portion of the milking parlor faces Bon View Avenue and features a symmetrical primary façade. The front milk house is clad in stucco and contains a flat roof with a crenellated parapet. The remainder of the milking parlor extends eastward from the front milk house and features a gable roof made of corrugated metal. The primary entrance to the milking parlor is a double metal door located on the west façade of the front milk house. Two glass block windows of metal sash are also featured on the west façade of the milking parlor.

Ancillary Building

The ancillary building is located to the south of the milking parlor and was constructed on the property by 1973 (Plate 3.3–183). The building features a rectangular-shaped footprint with a corrugated metal overhang extending from the south elevation of the building. The building features several single-sliding vinyl windows. The primary entrance to the ancillary building is located on the south façade.



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Plate 3.3–181

Overview of the Detached Garage and Storage Building, Facing Southeast

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Plate 3.3–182

Overview of the Milking Parlor, Facing East

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Plate 3.3–183

Overview of the Ancillary Building, Facing Northeast

The Eucalyptus Business Park Specific Plan Project

Single-family residence (7891 Edison Avenue)

The 7891 Edison Avenue single-family residence is located within the northeastern corner of the property (Plates 3.3–184 to 3.3–186). The residence was constructed in 1964 in the Ranch architectural style. The building features a cross-hipped roof made of composite material with moderate, closed-eave overhangs. The exterior is clad in stucco and is accented by horizontal board-and-batten siding and a stone veneer. The building features a "T"-shaped footprint.

The primary (north) façade of the single-family residence features a primary entrance recessed underneath the roof that can be accessed via concrete steps. The primary façade is primarily clad in board-and-batten siding and stone veneer. To the east and west of the primary entrance, two single-sliding vinyl windows are present. Additionally, the western half of the primary façade features a composite garage door providing access to the building's attached garage. The east façade of the building contained three single-hung vinyl windows and one single-sliding vinyl window. Alongside the west façade, a back porch is featured.

Site Temp-12 (8061 Edison Avenue)

Site Temp-12 consists of a single-family residence and milking parlor which are located in the northern half of APN 1053-341-01. CHRID indicates that the single-family residence was constructed in 1979. However, historic aerial photographs demonstrate that the buildings were built between 1966 and 1968.

Single-family residence

The 8061 Edison Avenue single-family residence was constructed in the Ranch architectural style (Plates 3.3–187 to 3.3–189). The building is a horizontal mass that features a cross-hipped roof made of composite material with a moderate, closed-eave overhang. A dormer is present within the north elevation while the majority of the residence is clad in stucco and exhibits multi-paned, wood-trimmed, vinyl fenestration.

The primary (north) façade contains two entrances. The primary entrance is situated within the eastern half of the building and can be accessed via concrete steps that lead to a north-facing, single-entry door. To the east of the primary entrance, two fixed windows mulled on both sides to single-sliding windows are present. To the west of the primary entrance, one picture window mulled on both sides to single-hung windows is also featured.

Within the center of the western half of the building, a screen door entrance recessed underneath the roofline is featured. To the east of the second entrance, a small projection on the north façade of the building contains two fixed windows and one single-sliding window. On the west façade of the projection, a fixed window is present. Additionally, a fixed multi-paned window and address numbers are located to the west of the second entrance. The west façade of the single-family residence features a composite garage door, and the east façade contains one single-sliding window.



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Plate 3.3–184

West Façade of the 7891 Edison Avenue Single-Family Residence, Facing South

The Eucalyptus Business Park Specific Plan Project

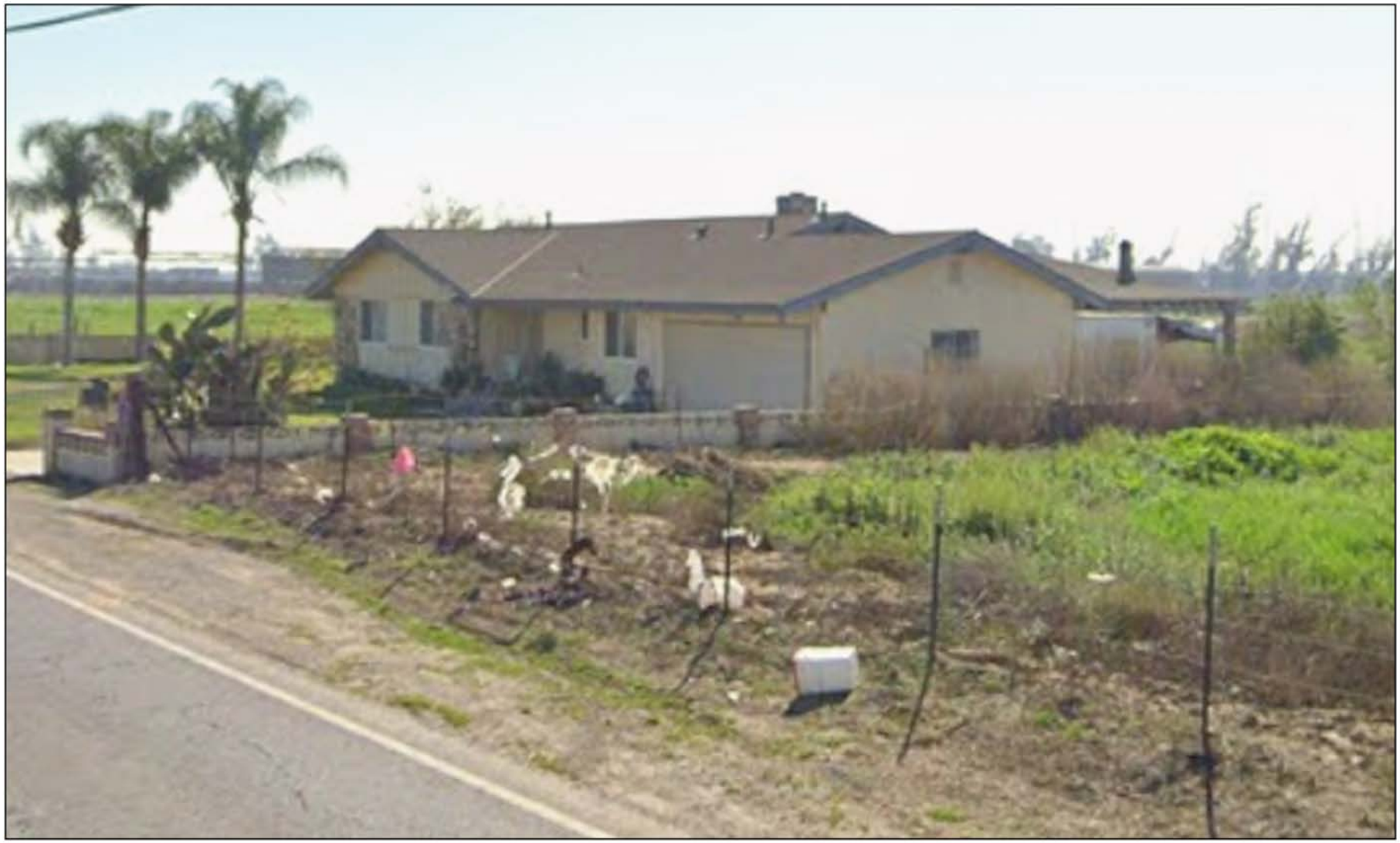


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Plate 3.3–185

East Façade of the 7891 Edison Avenue Single-Family Residence, Facing Southwest

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–186

West Façade of the 7891 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–187

North Façade of the 8061 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–188

North and East Façades of the 8061 Edison Avenue Single-Family Residence, Facing Southwest

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–189

North and West Façades of the 8061 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

Milking parlor

The 8061 Edison Avenue milking parlor was constructed in the Ranch architectural style (Plates 3.3–190 to 3.3–192). The building is comprised of three sections: the front milk house, the central milking parlor, and the southern holding area. The front milk house features a Dutch gable roof made of composite shingles with a moderate, closed-eave overhang. The roof of the central portion of the building is made of corrugated metal.

The north façade of the milking parlor consists of the primary entrance to the front milk house portion of the building. The north façade is symmetrical with a centrally located aluminum-framed glass door mulled to large aluminum-framed fixed windows and four eight-paned, aluminum-framed, fixed windows. The west façade of the front milk house contains one four-paned window mulled on both sides to single-sliding windows and a small double-paned casement window. Additionally, one corrugated metal barn door is present. Attached to the east façade of the front milk house are two silos.

The central portion of the building consists of the milking parlor section. The bottom half of the east and west façades of the milking parlor section are made of concrete, and the top half consists of metal louvered shutters. Extending from the bottom façade to the roofline, evenly spaced metal projections extend outward from the façade.

Site Temp-13 (8185 Edison Avenue and 14117 South Grove Avenue)

Site Temp-13 consists of two single-family residences, two detached garages, a milking parlor, and two pole barns that are historic in age. Historic aerial photographs demonstrate that the 8185 Edison Avenue single-family residence, detached garage, the two pole barns, and the milking parlor were constructed within the northernmost portion of the property between 1952 and 1959. Additionally, the 14117 South Grove Avenue single-family residence and detached garage were constructed by 1973. Until 2022, a Martin De Hoog dairy sign was present outside the milking parlor.

The 8185 Edison Avenue single-family residence was constructed in the Ranch architectural style. Urbana (2025) determined that the 8185 Edison Avenue single-family residence is eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d as a distinctive example of the Ranch architectural style and period. Likewise, the milking parlor within the property, which was constructed in the Streamline Moderne style, was also recommended as eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d as a distinctive example of the Streamline Modern style. The 14117 South Grove Avenue single-family residence was constructed in the Minimal Traditional style. Urbana (2025) evaluated the 14117 South Grove residence as not individually eligible for the CRHR.



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Plate 3.3–190

North Façade of the 8061 Edison Avenue Milking Parlor, Facing South

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Plate 3.3–191

West Façade of the 8061 Edison Avenue Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–192

East Façade of the 8061 Edison Avenue Milking Parlor, Facing Southwest

The Eucalyptus Business Park Specific Plan Project

Single-family residence and detached garage (8185 Edison Avenue)

The 8185 Edison Avenue single-family residence and detached garage are located within the northeast corner of APN 0216-321-03 (Plates 3.3–193 to 3.3–195). The 8185 Edison Avenue single-family residence features horizontal massing with an irregular-shaped footprint along the north elevation. A cross-gable end is located within the eastern third of the building's north elevation. The residence is connected to a detached garage via a breezeway. The single-family residence features a composite cross-gable roof with a moderate open-eave overhang and extended roof girder. Along the east façade, the overhang extends beyond the roofline to create a covered area. This extended overhang is supported by a wood beam and two wood-carved columns. All wood-framed, single-hung fenestration within the north façade contains Dutch-inspired diamond panes on the upper half of the window.

The single-family residence is clad in stucco and horizontal wood clapboard siding. A stone veneer decorates the bottommost portion of the north façade. The asymmetrical north façade of the residence features the primary entrance to the building. A concrete pathway provides access to the recessed entrance partially enclosed by a rock wall attaching to the west façade of the cross-gable end located within the eastern third of the north elevation. To the east of the entrance, the cross-gable end features one large picture window mulled on both sides to smaller single-sliding windows. To the west of the entrance, one single-hung window with decorative louvered shutters on both sides is present. Additionally, a large corner picture window mulled on both sides to smaller single-hung windows and two mulled single-hung windows are featured.

Most of the east and west façades of the single-family residence are clad in stucco. The east façade contains three wood-framed, single-hung windows mulled to one another and three individual wood-framed, single-hung windows. The west façade of the single-family residence features three wood-framed, single-hung windows, one single-entry wood door, and one aluminum-framed, single-sliding window.

The detached garage is located to the west of the single-family residence and is attached via a breezeway. The composite, cross-gable roof of the detached garage is continuous with the breezeway. Within the center of the building, a cupola with a hipped roof is present. The roof features moderate overhangs with open eaves. The building is primarily clad in stucco and horizontal clapboard siding.

The primary entrance to the garage is located on the building's east façade and consists of a single-entry door. Within the east façade, a single-hung window with diamond-panes is also featured. The north façade of the garage is primarily clad in horizontal clapboard siding and contains two centrally located mulled single-hung windows. The west façade of the detached garage is bare.



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Plate 3.3–193

North Façade of the 8185 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–194

East Façade of the 8185 Edison Avenue Single-Family Residence, Facing Southwest

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–195

North and West Façades of the 8185 Edison Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

Single-family residence and detached garage (14117 South Grove Avenue)

The 14117 South Grove Avenue single-family residence and detached garage are located within the northeast corner of APN 0216-321-03 (Plates 3.3–196 to 3.3–198). The single-family residence was constructed in the Minimal Traditional style featuring a cross-hipped roof made of composite shingles with a moderate, closed-eave overhang. The residence is primarily clad in stucco that has been painted light yellow.

The primary entrance to the residence faces South Grove Avenue and can be accessed via the concrete pathway that extends from the driveway to the concrete steps. The entrance is located within the center of the west façade and is recessed underneath the roof. To the north of the primary entrance, a stone chimney, two wood-trimmed, aluminum-framed, single-sliding windows, and one aluminum-framed fixed window mulled on both sides to single-sliding windows are present. The mulled fixed and single-sliding windows form a part of a larger corner window present within the northwest corner of the building. To the south of the primary entrance, the west façade features one wood-trimmed, aluminum-framed fixed window and one aluminum-framed, single-sliding window.

The northwest corner window of the single-family residence extends onto the north façade of the building. The north façade also features an additional wood-trimmed, aluminum-framed, single-sliding window and a decorative false wall with three rectangular cut-outs. The south façade of the single-family residence contains one aluminum-framed, single-sliding window and one aluminum-framed, fixed window mulled on both sides to single-sliding windows.

The detached garage is located to the north of the single-family residence and features a hipped-roof made of composite shingles with a moderate, closed-eave overhang. The west façade of the garage features two composite garage doors.

Milking Parlor

The milking parlor was constructed to the west of the 8185 Edison Avenue single-family residence between 1952 and 1959 (Plates 3.3–199 to 3.3–201). The building is divided into two distinct sections which include the front milk house, the milking parlor, and the holding area. The front milk house composes the northern portion of the building, the milking parlor consists of the central portion of the building, and the southern portion consists of the holding area.

The front milk house features a flat roof and a stucco-clad exterior with rounded corners. The north façade of the milk house also includes a central vertical projection with curved glass block windows. Within the central projection, a three-leaf metal door is present. The west façade of the front milk house contains a wood-framed, 12-paned fixed window and a wood-framed, single-hung window. A portion of the front milk house's east façade is currently boarded up. A silo was previously connected to the front milk house's east façade before being removed between 2022 and 2023.



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Plate 3.3–196

West Façade of the 14117 Bon View Avenue Single-Family Residence, Facing East

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Plate 3.3–197

North Façade of the 14117 Bon View Avenue Single-Family Residence, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–198

South Façade of the 14117 Bon View Avenue Single-Family Residence, Facing Northeast

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–199

North Façade of the Milking Parlor, Facing South

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–200

West Façade of the Milking Parlor, Facing Southeast

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Plate 3.3–201

East Façade of the Milking Parlor, Facing Southwest

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The central portion of the building consists of the milking parlor and features a corrugated metal gable roof with exposed eaves and a stucco-clad exterior. Within both the east and west façades, a corrugated metal barn door is present at the northern end and louvered metal shutters are located directly below the roofline.

Site Temp-14 (8245-8295 Edison Avenue)

Site Temp-14 consists of two single-family residences, a milking parlor, ancillary structures, and pole barns. Historic aerial photographs demonstrate that the 8245 Edison Avenue single-family residence, the milking parlor, and six pole barns were constructed between 1968 and 1973. The 8295 Edison Avenue single-family residence and the remaining ancillary structures on the property were constructed between 1980 and 1985 and therefore do not meet the minimum threshold to be considered historic resources. Therefore, descriptions and evaluations of the 8245 Edison Avenue single-family residence and milking parlor are provided below.

Single-family residence (8245 Edison Avenue)

The 8245 Edison Avenue single-family residence was constructed between 1968 and 1973 in the Ranch architectural style (Plates 3.3–202 to 3.3–204). The principal mass of the building features a rectangular-shaped footprint and faces Edison Avenue. An attached garage connects to the southeast corner of the building and faces east. The building can be accessed via a concrete driveway which leads from Edison Avenue to the attached garage.

The 8245 Edison Avenue single-family residence features a gable roof made of composite shingles and a closed-eave overhang. A cross-gable within the western third of the north elevation extends several feet beyond the principal mass of the building. Another cross-gable is located within the eastern third of the south elevation. The entire building is clad in stucco that has been painted light-yellow and light-blue horizontal with wood siding.

The primary (north) façade of the building includes the north façades of the attached garage and the principal mass of the building. The north façade of the attached garage is clad in horizontal wood siding within the bottom one-third and stucco within the top two-thirds. A large single-sliding, aluminum-framed window and a single-entry wood door are present on the north façade of the attached garage. Decorative shutters are located on both sides of the window.

The primary entrance and the cross-gable end are featured on the north façade of the principal mass of the building. The primary entrance is recessed underneath the eastern half of the façade and can be accessed via concrete steps that connect to a concrete pathway lining the building's north elevation. To the east of the entrance, a single-sliding, aluminum-framed window is present. To the west of the entrance, an aluminum-framed, fixed window mulled on both sides to single-sliding windows is featured. Below the aluminum-framed windows, a stone planter lines the bottom of the north façade. Within the western third of the north façade, the cross-gable portion of the building is clad with the horizontal wood siding within the bottom one-third of the façade and with stucco in the northern two-thirds of the façade. The northern-two thirds of the façade also contain one aluminum-framed fixed window mulled on both sides to single-sliding windows.

On opposite sides of the windows, decorative shutters are featured.

The east elevation of the building features the east façades of the attached garage and the principal mass of the building. The east façade of the garage contains three composite garage doors outlined by blue trim. The east façade of the single-family residence contains one single-entry door and two aluminum-framed, single-sliding windows. The west façade of the building features one aluminum-framed fixed window. Further, a portion of the southern half of the west façade extends beyond the principal mass of the building several feet to form an individual gable roof.

Milking parlor

The milking parlor was constructed between 1968 and 1973 in the Ranch architectural style (Plates 3.3–205 to 3.3–207). The building's rectangular-shaped footprint features three sections. These sections include the front milk house, the milking parlor, and a holding area. The northern portion of the building exhibits a Dutch gable roof made of composite shingles with a moderate, closed-eave overhang. The milking parlor section, which consists of the central portion of the building, and the holding area, which consists of the southern portion of the building, features a corrugated metal roof made of different materials. The roof of the holding area is supported by metal beams extending from the top of the building's east and west façades.

The north elevation features the gable end and consists of the primary entrance to the front milk house. The milk house is primarily clad in stucco with a stone veneer lining the bottommost portion of the north façade. The north façade of the milking parlor contains a centrally located three-leaf metal door with two aluminum-framed, single-sliding windows on both sides.

The west façade of the milking parlor features a stucco-clad exterior that extends the entire length of the building. From the west elevation, the three sections of the milking parlor can be observed. The west façade of the front milk house includes an aluminum-framed, single-sliding window. Additionally, the northern one-third of the west façade of the central portion of the building contains metal-louvered shutters. The east façade of the milking parlor mirrors the building's west façade. The east façade of the front milk house also contains two aluminum-framed, single-sliding windows and one corrugated metal barn door.

Site Temp-15 (8335-8381 Edison Avenue)

Site Temp-15 consists of a single-family residence, a detached garage, and a dairy farm. The dairy farm includes a milking parlor, ancillary structures, and several pole barns. The 8381 Edison Avenue single-family residence was constructed by 1935 within the northeast corner of APN 0216-322-04. The milking parlor, two pole barns, and a detached garage were constructed between 1959 and 1966. The milking parlor is located to the west of the residence and is also situated within the northernmost portion of APN 0216-322-04. The current milking parlor replaced an earlier milking parlor and corrals that were built on the property by the 1940s (Urbana 2024j).



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Plate 3.3–202

North Façade of the 8245 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–203

East Façade of the 8245 Edison Avenue Single-Family Residence, Facing Southwest

The Eucalyptus Business Park Specific Plan Project



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Plate 3.3–204

West Façade of the 8245 Edison Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–205

West Façade of the Milking Parlor, Facing South

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Plate 3.3–206

East Façade of the Milking Parlor, Facing Southwest

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Plate 3.3–207

West Façade of the Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project

Single-family residence and detached garage (8381 Edison Avenue)

The single-family residence was constructed in the Craftsman Bungalow architectural style by 1935 (Plates 3.3–208 to 3.3–210). The building faces Edison Avenue and can be accessed via a semi-circular driveway. A detached garage was constructed between 1959 and 1966 directly south the residence. Urbana (2024j, 2025) determined that the single-family residence was eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d as it reflected a good example of the Craftsman Bungalow style and period. Urbana (2024j:4) provided the following descriptions of the single-family residence and its accompanying detached garage:

> The Craftsman Bungalow style residence is located towards the northeast corner of parcel 021632204. The dwelling is two-story and has an asymmetrical façade and an irregular floorplan. The exterior is clad in clapboard siding painted brown with dark brown trim on the windows and doors. The moderately pitched hipped roof is topped with composition shingles and has a moderate eave overhang, boxed eaves, and a dormer on the main (north) elevation. The fenestration visible from the public right-of-way consists of wood-framed fixed and double-hung windows, along with some vinyl sliding sash and single-hung windows. The main elevation features a partial-width porch beneath a hipped roof extension, supported by tapered brick columns, concrete steps, and a brick pony wall.
>
> The dwelling retains key characteristics of the Craftsman Bungalow style, including its use of natural materials such as wood clapboard siding and brick. The dormer, exposed rafter tails, wood-cased windows, and decorative porch elements, such as brick tapered columns and pony wall, further exemplify the style's emphasis on handcrafted architectural details and a connection to nature. Despite the removal of some original windows and roofing, the dwelling maintains a strong representation of the Craftsman Bungalow style through its massing, roof form, and characteristic design features.
>
> South of the dwelling is a detached three-car garage constructed ca. 1959. The garage was designed in a similar fashion to the residence with wood-siding painted brown, hip-and-gable roof with composition shingles, three wood paneled overhead doors, and a small cupola on the top of the roof ridge.



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Plate 3.3–208

North Façade of the 8381 Edison Avenue Single-Family Residence, Facing South

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Plate 3.3–209

West Façade of the 8381 Edison Avenue Single-Family Residence, Facing Southeast

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Plate 3.3–210

North and East Façades of the 8381 Edison Avenue Single-Family Residence, Facing Southwest

The Eucalyptus Business Park Specific Plan Project

Milking parlor

The milking parlor was constructed between 1959 and 1966 in the Ranch architectural style (Plates 3.3–211 to 3.3–213). The milking parlor is located in the north-central portion of the property and can be accessed via a semi-circular driveway that connects to Edison Avenue. Urbana (2024j, 2025) explained that the milking parlor did not reflect architectural distinction and did not represent a notable example of the Ranch style; therefore, the building was not considered individually eligible for the NRHP or CRHR. Description of the resource was provided by Urbana (2024j:4):

> West of the dwelling is the Ranch style milk parlor, which is divided into three sections: the front milk house, the rear milking parlor separated by a breezeway, and an open holding area. Constructed between 1959 and 1966, the milk house incorporates some Ranch style elements such as a hip-and-gable roof, a moderate eave overhang with boxed eaves, and a stucco façade with wood-siding below the gable end. Its fenestration consists of metal multi-lite windows and vinyl windows. The breezeway, located between the two sections on the north and south elevations, is obscured from the public right of way. South of the milk house, the milking parlor features a flat roof oriented along a north-south axis. Ventilation elements include metal vertical louvered shutters set between concrete walls. Further south, the holding area is open and enclosed behind concrete walls. Additional features include industrial glass doors at the main entryway and a circular driveway in front of the milk parlor.

3.3.3 Significance Evaluations

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or adversely alter those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the buildings within the project would require approval from the City of Ontario as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic buildings. Therefore, criteria for listing on the CRHR and the City of Ontario Historic Landmark Designation were used to measure the potential significance of the resources. All structures and buildings not meeting the threshold for evaluation of 50 years or older were excluded from the significance evaluations.



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Plate 3.3–211

North Façade of the Milking Parlor, Facing South

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
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Plate 3.3–212

West Façade of the Milking Parlor, Facing Southeast

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–213

East Façade of the Milking Parlor, Facing Southwest

The Eucalyptus Business Park Specific Plan Project

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. According to the New Model Colony Historic Context statement, dairy properties that exhibit high integrity not only possess integrity as a whole but also consist of individual elements possessing high integrity individually (Galvin & Associates 2004: 57-58). The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.

2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.

5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.

6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.

7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to determine whether or not the buildings are eligible for listing, NRHP and CRHR eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered.

   Site Temp-1: Historical research revealed that Site Temp-1, the 7634 Eucalyptus Avenue single-family residence, ancillary structure, and foundation remnants, were constructed in their current locations by 1935. Therefore, Site Temp-1 retains integrity of location.

   Site Temp-2: The single-family residence and barn recorded as Site Temp-2 at 14330 Bon View Avenue were constructed in 1959 in their current locations. Therefore, Site Temp-2 retains integrity of location.

   Site Temp-3: The buildings and structures recorded as Site Temp-3 at 14366, 14316 and 14306 Bon View Avenue include two single-family residences, a barn/outbuilding, a shed, and three ancillary structures. The 14316 Bon View Avenue single-family residence was constructed in 1925 in its current location. The shed was constructed around 1935, and the ancillary structure was constructed between 1935 and 1946 in their original locations. The barn/outbuilding was also constructed between 1946 and 1948 in its original location, and the 14306 single-family residence was constructed around 1959 within its present location. Finally, the two ancillary structures associated with the address 14366 Bon View Avenue within the southern half of the property were constructed in their current locations between 1968 and 1973. Therefore, Site Temp-3 retains integrity of location.

   Site Temp-4: Site Temp-4 includes three single-family residences, two detached garages, a dairy farm, and two standpipes associated with the addresses 14451, 14457, 14343, and 14353 Bon View Avenue. The 14353 Bon View Avenue single-family residence was constructed in 1912 within its current location. By 1966, the 14353 Bon View Avenue detached garage was constructed in its current location. Between 1966 and 1968 the 14343 Bon View Avenue single-family residence and detached garage were constructed within their current locations. The 14451 Bon View Avenue single-family residence and the 14457 Bon View Avenue dairy farm were constructed in 1970 in their current locations. The dairy farm includes one milking parlor, one carport, and one hay storage structure. Additionally, two standpipes were constructed at an unknown date within its current location. Therefore, Site Temp-4 retains integrity of location.

Site Temp-5: Three single-family residences, two detached garages, and a dairy farm associated with the addresses 14213, 14239, 14297, and 14283 Bon View Avenue were recorded as Site Temp-5. The diary farm includes a milking parlor, an ancillary structure, and a hay storage structure. The 14213 single-family residence was constructed in 1912 in its current location. Around 1938, an ancillary structure was constructed directly east in its current location. Between 1959 and 1966, the 14297 Bon View Avenue single-family residence and the 14283 Bon View Avenue single-family residence and detached garage were constructed in their present locations. Additionally, between 1959 and 1968, the 14213 Bon View Avenue detached garage was constructed in its present location. The milking parlor was constructed in 1961, and the hay storage structure was constructed between 1973 and 1977 in their current locations. Therefore, Site Temp-5 retains integrity of location.

Site Temp-6: The buildings and structures at 14400 South Grove Avenue, including a single-family residence and a dairy farm, were recorded as Site Temp-6. The diary farm includes a milking parlor and an ancillary structure. The 14400 South Grove Avenue single-family residence and milking parlor were constructed in 1972 in their current locations. Between 1968 and 1973, the ancillary structure was constructed in its present location. Therefore, Site Temp-6 retains integrity of location.

Site Temp-7: Site Temp-7 includes two single-family residences, one detached garage, and one dairy farm associated with the addresses 14441 and 14474 South Grove Avenue. The dairy farm consists of a milking parlor and an ancillary structure. Between 1959 and 1966, the milking parlor and the 14474 South Grove Avenue single-family residence and detached garage were constructed in their present locations. Between 1966 and 1968, the 14441 South Grove Avenue single-family residence and the ancillary structure were constructed in their current locations. Therefore, Site Temp-7 retains integrity of location.

Site Temp-8: The buildings recorded as Site Temp-8 at 14361 South Grove Avenue, including a single-family residence, detached garage, and dairy farm, were constructed between 1968 and 1973 in their current locations. The dairy farm consists of a milking parlor and two ancillary structures. Therefore, Site Temp-8 retains integrity of location.

Site Temp-9: Site Temp-9 consists of two single-family residences, two detached garages, and one dairy farm associated with the addresses 14350 Walker Avenue and 8485 Edison Avenue. The dairy farm includes one milking parlor, one ancillary

structure, and foundation remnants. The 14350 Walker Avenue and the 8485 Edison Avenue single-family residences and detached garages were constructed between 1959 and 1966 in their present locations. The milking parlor was also constructed between 1959 and 1966 in its present location. Between 1966 and 1968, an ancillary structure was constructed within its current location. Therefore, Site Temp-9 retains integrity of location.

Site Temp-10: Site Temp-10 consists of two single-family residences, two detached garages, and one dairy farm associated with the addresses 7587-7697 Edison Avenue. The dairy farm includes one milking parlor, one farm equipment storage building, and a storage shed. The 7697 Edison Avenue single-family residence and detached garage were constructed in 1915 in its current location. The farm equipment storage building was constructed in 1950, and the milking parlor was constructed in 1965, both within their current locations. The 7587 Edison Avenue single-family residence and detached garage were constructed in 1965 in their present locations. Lastly, the storage shed was constructed circa 1973 in its current location. Therefore, Site Temp-10 retains integrity of location.

Site Temp-11: Site Temp-11 consists of two single-family residences, a detached garage and storage building, and a dairy farm associated with the address 7721 Edison Avenue. The dairy farm includes a milking parlor and an ancillary building. The milking parlor was constructed in 1925 in its present location. The 7721 Edison Avenue single-family residence was constructed in 1939 in its present location. The detached garage and storage building was built in 1940 in its current location. Additionally, the 7891 single-family residence was constructed in 1964, and the ancillary building was constructed circa 1973 in their current locations. As such, Site Temp-11 retains its integrity of location.

Site Temp-12: Site Temp-12 includes a single-family residence and milking parlor associated with the address 8061 Edison Avenue. Both buildings were constructed between 1966 and 1968. Therefore, Site Temp-12 retains integrity of location.

Site Temp-13: Site Temp-13 consists of two single-family residences, two detached garages, and a dairy farm associated with the addresses 8185 Edison Avenue and 14117 South Grove Avenue. The dairy farm includes a milking parlor. The 8185 Edison Avenue single-family residence, detached garage, and milking parlor were constructed between 1952 and 1959 in their current locations. The 14117 South Grove Avenue single-family residence and detached garage were built by 1973 in their current locations. Therefore, Site Temp-13 retains integrity of location.

Site Temp-14: Site Temp-14 includes a single-family residence and milking parlor associated with the address 8245 Edison Avenue. Both buildings were constructed between 1968 and 1973 in their present locations and therefore retain integrity of location.

Site Temp-15: Site Temp-15 consists of a single-family residence, detached garage, and a milking parlor. The property is associated with the address 8335-8381 Edison Avenue. The 8381 Edison Avenue single-family residence was constructed by 1935. The milking parlor was constructed between 1959 and 1966. Both the residence and milking parlor were built within their present locations. As such, Site Temp-15 retains integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

   Site Temp-1: Urbana (2024a) noted that the 7634 Eucalyptus Avenue property generally retains integrity of design. The single-family residence at 7634 Eucalyptus Avenue was constructed by 1935 in the Ranch architectural style. The San Bernardino County PIMS database indicates that in 1910, a structure was built within APN 1053-581-03 that possibly reflects the initial construction date of the 7634 Eucalyptus Avenue single-family residence or the structure in the northeast portion of the parcel. PIMS notes that the 1910 structure contains an effective year of 1930, which represents the age of the structure based upon its current condition taking into consideration major renovations that have taken place since the original construction date. The ancillary structure was also constructed on the property by 1935. Research did not indicate any alterations to the footprint that affected the spatial arrangement of the single-family residence or ancillary structure; however, it is possible that trees and vegetation that surrounded the single-family residence and ancillary structure have obstructed the ability to identify additions to these structures. Additionally, the carport constructed between the building and the ancillary structure is first clearly visible in 1998, highlighting that the carport was likely built after the single-family residence and the ancillary structure. The concrete foundation is associated with a structure that is visible on historic aerial photographs between 1935 and 1948. The structure has since been removed, leaving only the foundation remnants behind. As such, the concrete foundation no longer retains integrity of design. Although the 7634 Eucalyptus Avenue single-family residence and ancillary structure do not appear to have undergone major modifications and maintain their integrity of design, the concrete foundation does

not retain integrity of design. Nevertheless, overall Site Temp-1 generally retains integrity of design.

Site Temp-2: Urbana (2024b) noted that the 14330 Bon View property generally retains integrity of design. The 14330 Bon View Avenue single-family residence and barn were constructed in 1959 by an unknown builder. The single-family residence was constructed in the Ranch architectural style. Research did not indicate any alterations to the footprint of the single-family residence that affected the spatial arrangement of the building. However, a review of historic aerial photographs did demonstrate that several changes occurred to the barn. Between 1973 and 1979, a premanufactured mobile home was added to the barn, and between 1994 and 1998, pole barns were attached to the west façade of the barn. Some of the pole barns were removed and replaced with a newer pole barn between 2011 and 2013. Additionally, between 2013 and 2017, all the pole barns added to the barn in the 1990s were removed, leaving only the 2011 to 2013 pole barn. Therefore, although the 14330 Bon View Avenue single-family residence retains integrity of design, the barn does not retain integrity of design. As a result of the modifications to the barn, Site Temp-2 collectively no longer retains integrity of design.

Site Temp-3: Site Temp-3 includes two single-family residences, a barn/outbuilding, a shed, and three ancillary structures associated with the addresses 14316, 14306, and 14366 Bon View Avenue. The 14316 Bon View Avenue single-family residence was constructed in 1925 in the California Bungalow style by an unknown builder. A shed was constructed directly west of the 14316 Bon View Avenue single-family residence around 1935, and an ancillary structure was constructed southwest of the shed between 1935 and 1946. Between 1946 and 1948, a barn/outbuilding was also constructed. Four additions to the barn were constructed in the following decades, the first between 1948 and 1959, the second between 1985 and 1989, the third between 1989 and 1994, and the fourth in 2019. Further, the 14306 Bon View Avenue single-family residence was constructed circa 1959 in the Vernacular Ranch style. Finally, two ancillary structures associated with the address 14366 Bon View Avenue were constructed between 1968 and 1973 as utilitarian structures by an unknown builder.

Research did not indicate any alterations were made to the footprint and design of the 14316 Bon View Avenue single-family residence, shed, and ancillary structure, the 14306 Bon View Avenue single-family residence, or the 14366 Bon View Avenue ancillary structures since their initial construction. Therefore, the 14316 Bon View Avenue single-family residence, shed, and ancillary structure, the 14306

Bon View Avenue single-family residence, and the 14366 Bon View Avenue ancillary structures retain integrity of design. However, four sperate additions to the 14316 Bon View Avenue barn/outbuilding have significantly altered the building's original footprint. Therefore, the barn does not retain integrity of design. Urbana (2024c) concluded that the 14306-14316 Bon View property does not retain integrity of design. Although the residence and ancillary structures have retained their individual integrity, the changes to the barn/outbuilding and the transformation of the property for commercial trucking services have resulted in an overall loss of integrity of design. Therefore, Site Temp-3 collectively does not retain integrity of design.

Site Temp-4: Site Temp-4 consists of three single-family residences, two detached garages, a dairy farm, and two standpipes associated with the addresses 14451, 14457, 14343, and 14353 Bon View Avenue. The 14353 Bon View Avenue single-family residence was constructed in 1912 in the Vernacular Bungalow style. An associated detached garage was constructed by 1966. Between 1966 and 1968, the 14343 Bon View Avenue single-family residence and detached garage were built in the Ranch style. Additionally, the 14451 Bon View Avenue single-family residence and the 14457 Bon View Avenue dairy farm were constructed in 1970. The dairy farm includes a milking parlor, a carport, and a hay storage structure. The standpipes were constructed at an unknown date. The 14451 Bon View Avenue single-family residence was constructed in the Ranch style.

Research does indicate that the 14353 Bon View Avenue single-family residence, the 14343 Bon View Avenue single-family residence, the 14451 Bon View Avenue single-family residence, the milking parlor, hay storage structure, standpipes, or the 14343 Bon View Avenue detached garage have undergone any changes that have significantly modified the spatial arrangement of the buildings. However, historic aerial photographs did demonstrate that an addition to the carport was constructed between 1987 and 1994 that changed the structure's original footprint. Additionally, in 2020, a wooden overhang was added to the west façade of 14353 Bon View Avenue detached garage; however, this did not greatly alter the footprint of the building. Therefore, while the carport no longer retains integrity of design, the remaining buildings and structures do. As the main buildings associated with the addresses 14451, 14457, 14343, and 14353 have not been significantly modified, Site Temp-4 collectively retains integrity of design.

Site Temp-5: Site Temp-5 includes three single-family residences, two detached garages, and a dairy farm associated with the addresses 14213, 14239, 14297, and 14283 Bon View Avenue. The 14213 Bon View Avenue single-family residence

was constructed in 1912 in the Craftsman style. Between 1959 and 1966, the 14297 Bon View Avenue single-family residence was built in the Minimal Traditional style. During the same period, the 14283 Bon View Avenue single-family residence and detached garage were also constructed in the Minimal Traditional style. Additionally, between 1959 and 1968, the 14213 Bon View Avenue detached garage was built. An addition to the 14213 Bon View Avenue single-family residence was constructed between 1966 and 1968.

The dairy farm includes a milking parlor, an ancillary structure, and a hay storage structure and is associated with the address 14239 Bon View Avenue. Around 1938, an ancillary structure was built directly east of the 14213 Bon View Avenue single-family residence. The milking parlor was constructed in 1961. Between 1968 and 1973, an addition to the milking parlor was built. Further, between 1973 and 1977, a hay storage structure was added.

Research demonstrated that the 14213 Bon View Avenue single-family residence and the milking parlor both underwent modifications that altered the spatial arrangement of each building. The construction of the east addition to the 14213 Bon View Avenue single-family residence between 1966 and 1968 and the construction of the south addition to the milking parlor between 1968 and 1973 expanded the footprints of both buildings. As such, the milking parlor and the 14213 Bon View Avenue single-family residence do not retain integrity of design. The 14297 Bon View Avenue single-family residence, the 14283 Bon View Avenue single-family residence and detached garage, and the ancillary structure and hay storage structure associated with the 14239 Bon View Avenue dairy farm all retain integrity of design. Nevertheless, due to the alterations to the milking parlor and 14213 Bon View Avenue residence, Site Temp-5 collectively does not retain integrity of design.

Site Temp-6: Site Temp-6 consists of the 14400 South Grove Avenue single-family residence and dairy farm. The 14400 South Grove Avenue single-family residence was constructed in 1972 in the Ranch architectural style. The dairy farm includes a milking parlor and an ancillary structure. The milking parlor was constructed in 1972, and the ancillary structure was constructed between 1968 and 1973. Research did not indicate any alterations to the spatial arrangement of the single-family residence or the dairy farm structures. Therefore, Site Temp-6 collectively retains integrity of design.

Site Temp-7: Urbana (2024f) noted that the 14474 South Grove Avenue property generally retains integrity of design. Site Temp-7 includes two single-family

residences, a detached garage, and a dairy farm. The dairy farm includes a milking parlor and an ancillary structure. The 14474 South Grove Avenue single-family residence and detached garage were constructed between 1959 and 1966 in the Ranch architectural style. Between 1966 and 1968, the 14441 South Grove Avenue single-family residence and an ancillary structure were built. Research did not indicate any major modifications that affected the spatial arrangement of the single-family residences, the detached garage, or the ancillary structure. Therefore, these structures retain integrity of design.

The milking parlor was constructed between 1968 and 1973. At an unknown date, a north addition was constructed on the westernmost portion of the milking parlor that extended the façade several feet beyond the principal mass of the building. This addition altered the original footprint of the building, slightly modifying the milking parlor's original design. Nevertheless, the milking parlor generally retains integrity of design. Therefore, Site Temp-7 collectively retains integrity of design.

Site Temp-8: Urbana (2024c) Site Temp-8 includes a single-family residence, a detached garage, and a dairy farm associated with the address 14361 South Grove Avenue. The dairy farm includes a milking parlor and two ancillary structures. The single-family residence, detached garage, milking parlor, and two ancillary structures were constructed between 1968 and 1973. Between 2015 and 2016, a northern addition to the milking parlor was constructed. Additionally, between 2021 and 2022, a portion of the milking parlor's roof was removed. Nevertheless, despite the north addition to the milking parlor, the building generally retains integrity of design. Additional research does not suggest that any major alterations to the single-family residence, detached garage, or two ancillary structures have occurred. As such, the single-family residence, detached garage, and ancillary structures retain integrity of design. Therefore, Site Temp-8 collectively retains integrity of design.

Site Temp-9: Urbana (2024h) noted that the 14350 Walker Avenue and the 8485 Edison Avenue property generally retains integrity of design. Site Temp-9 includes two single-family residences, two detached garages, and one dairy farm. The 14350 Walker Avenue and the 8485 Edison Avenue single-family residences and detached garages were constructed between 1959 and 1966. Likewise, the milking parlor was also constructed between 1959 and 1966. The ancillary structure was built between 1966 and 1968. Research did not indicate that any major modifications occurred to these buildings and structures since their original construction. Therefore, Site Temp-9 retains integrity of design.

Site Temp-10: Site Temp-10 consists of the 7587-7697 Edison Avenue single-family residences, detached garages, and dairy farm. The 7697 Edison Avenue single-family residence and garage were constructed in 1915, the farm equipment storage building was constructed in 1950, and the dairy farm's milking parlor and the 7587 Edison Avenue single-family residence and garage were constructed in 1965. Additionally, one storage shed was constructed circa 1973.

A south, two-story addition was constructed on the 7697 Edison Avenue single-family residence between 1975 and 1979. However, Urbana (2024i:4) noted that the addition was compatible with the dwelling's historic character and did not result in the removal of character-defining features. Therefore, the 7697 Edison Avenue residence retains integrity of design. Likewise, additional research did not indicate that any major modifications occurred to the other buildings and structures within the property since their original construction. Therefore, the 7587 Edison Avenue residence, the detached garages, and the dairy farm buildings retain integrity of design. Further, Site Temp-10 collectively retains integrity of design.

Site Temp-11: Site Temp-11 consists of the 7721-7891 Edison Avenue and 14203 Bon View Avenue single-family residences and dairy farm. Within the property, the milking parlor was constructed in 1925, the 7721 Edison Avenue single-family residence was constructed in 1939, the garage and storage building was constructed in 1940, and the 7891 Edison Avenue single-family residence was constructed in 1964. Research did not indicate that any major modifications occurred to these buildings since their original construction. Therefore, all these buildings and structures retain integrity of design. Further, Site Temp-11 collectively retains integrity of design.

Site Temp-12: Site Temp-12 consists of the 8061 Edison Avenue single-family residence and dairy farm. The 8061 Edison Avenue single-family residence and milking parlor were constructed between 1966 and 1968. Research did not indicate that any major modifications occurred to these buildings since their original construction. Therefore, the 8061 Edison Avenue single-family residence and milking parlor individually retain integrity of design. Further, Site Temp-12 collectively retains integrity of design.

Site Temp-13: Site Temp-13 consists of the 8185 Edison Avenue and 14117 South Grove Avenue single-family residences and dairy farm. Site Temp-13 includes the 8185 Edison Avenue single-family residence, detached garage, and milking parlor constructed between 1952 and 1959. The property also includes the 14117 single-family residence and detached garage built by 1973. Research did not indicate that

any major modifications occurred to these buildings since their original construction. Therefore, the single-family residences, detached garages, and milking parlor all individually retain integrity of design. Further, Site Temp-13 collectively retains integrity of design.

Site Temp-14: Site Temp-14 consists of the 8245-8295 Edison Avenue single-family residence and dairy farm. The 8245 Edison Avenue single-family residence and milking parlor were constructed between 1968 and 1973. The 8295 Edison Avenue single-family residence was constructed later between 1980 and 1985. Research did not indicate that any major modifications occurred to the 8245 Edison Avenue residence or milking parlor since their original construction. Therefore, the 8245 Edison Avenue single-family residence and milking parlor individually retain integrity of design. Further, Site Temp-14 collectively retains integrity of design.

Site Temp-15: Site Temp-15 consists of the 8335-8381 Edison Avenue single-family residence, detached garage, and dairy farm. This includes 8381 Edison Avenue single-family residence and detached garage constructed prior to 1935 and the milking parlor constructed between 1959 and 1966. Research did not indicate that any major modifications occurred to the buildings since their original construction. Therefore, the single-family residence, detached garage, and milking parlor retain integrity of design. Further, Site Temp-15 collectively retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The historic-era buildings and structures located within the boundaries of the Eucalyptus Business Park Specific Plan Project were constructed between as early as 1910 to 1975. During that time period, the surrounding area consisted of agricultural properties similar to those found within the subject property. Aerial photographs indicate that the surrounding parcels to the north, east, and west have changed minimally, while parcels to the southeast have been developed into industrial warehouses. However, as the neighboring parcels within the viewshed of sites Temp-1 to Temp-15 are still recognizable as a rural farming community, the sites retain much of the same open space, viewshed, landscape, vegetation, or general built environment as when the buildings were constructed. As such, sites Temp-1 to Temp-15 do retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

   Site Temp-1: Urbana (2024a) noted that the property generally retains integrity of materials. However, modifications to the single-family residence and the structure associated with the concrete foundation have affected the integrity of these two structures. The single-family residence at 7634 Eucalyptus Avenue was constructed by 1935 in an unknown architectural style. The San Bernardino County PIMS database indicates that in 1910, a structure was built within APN 1053-581-03 that possibly reflects the initial construction date of the 7634 Eucalyptus Avenue single-family residence or the structure in the northeast portion of the parcel. PIMS notes that the 1910 structure contains an effective year of 1930, which represents the age of the structure based upon its current condition taking into consideration major renovations that have taken place since the original construction date. The ancillary structure and the concrete foundation associated with a former structure were also constructed on the property by 1935. The vinyl windows currently featured on the 7634 Eucalyptus Avenue single-family residence are likely not original considering the early construction date of the building. Further, the carport located between the single-family residence and ancillary structure is not clearly visible on historic aerial photographs until 1998, suggesting that the structure was constructed later than the single-family residence and ancillary structure. As a result of the replacement of the original windows, the single-family residence no longer retains integrity of materials. Additionally, the concrete foundation in the northeast corner of the parcel is situated in the location of a former structure that has been removed since its construction on the property by 1935. Therefore, the concrete foundation no longer retains integrity of materials either. There is no evidence that the ancillary structure has undergone any major modifications besides repainting. As such, the ancillary structure retains integrity of materials. Nevertheless, due to the alterations to the single-family residence, Site Temp-1 collectively no longer retains integrity of materials.

   Site Temp-2: Urbana (2024b) noted that the property generally retains integrity of materials. However, additions to the barn have affected the structure's integrity of materials. The 14330 Bon View Avenue single-family residence and barn were originally constructed in 1959. The single-family residence was constructed in the Ranch architectural style. Research did not indicate that any major modifications

have occurred which introduced materials or altered the original architectural design of the building. Therefore, the single-family residence retains integrity of materials. However, additions to the barn, which include the addition of a premanufactured mobile home in the 1970s and the addition pole barns to the east façade in the 1990s and 2000s, have introduced new materials to the building and have altered its original design. Therefore, although the single-family residence does not appear to have experienced any major modifications, the barn no longer retains integrity of materials. As a result, collectively Site Temp-2 does not retain integrity of materials.

Site Temp-3: Site Temp-3 includes two single-family residences, a barn/outbuilding, a shed, and three ancillary structures associated with the addresses 14366, 14316 and 14306 Bon View Avenue.

The 14316 Bon View Avenue single-family residence was constructed in 1925 in the California Bungalow style. Google Street View images demonstrate that the majority of the windows of the building were replaced between 2014 and 2018. Additionally, the description of the 14316 Bon View Avenue single-family residence in the CHRID indicates that the roofing material has changed in the past several decades. At the time of recordation in 2004, the roof of the 14316 Bon View Avenue single-family residence was noted to have been made of rolled roofing material; however, Google Street View images demonstrate that the roof by this time was composed of composite shingles. Therefore, it is possible that alterations have been made to the roof since the building's original construction. Nevertheless, the replacement of the original windows has resulted in the introduction of new materials that have altered the original architectural design of the building. Therefore, the 14316 Bon View Avenue single-family residence does not retain integrity of materials.

The shed was constructed directly west of the 14316 Bon View Avenue single-family residence around 1935, and the ancillary structure was constructed southwest of the shed between 1935 and 1946. Research does not indicate that either of these structures have undergone any major modifications since their original construction. However, at present, the ancillary structure is in poor condition, and portions of the ancillary structure's eastern half have been removed or have fallen off over time. As a result, the eastern half of the ancillary structure demonstrates an absence of original materials. Therefore, while the shed retains integrity of materials, the ancillary structure does not.

The barn/outbuilding was originally constructed between 1946 to 1948. Four additions to the barn have been built since the building's initial construction, the first between 1948 and 1959, the second between 1985 and 1989, the third between 1989 and 1994, and the fourth in 2019. These additions have significantly expanded the original footprint of the building and have introduced new materials that have altered the architectural design of the building. Therefore, the barn/outbuilding no longer retains integrity of materials.

The 14306 Bon View Avenue single-family residence was constructed by 1959 in the Vernacular Rach architectural style. Google Street View photographs demonstrate that between 2014 and 2018, the majority of the building's original windows were replaced and false shutters decorating the sides of each window were removed. Therefore, the 14306 Bon View Avenue single-family residence no longer retains integrity of materials.

The two ancillary structures associated with the address 14366 Bon View Avenue were constructed between 1968 and 1973 as utilitarian structures by an unknown builder. Research did not indicate any major modifications to either ancillary structure that resulted in the introduction of new materials.

The 14316 Bon View Avenue single-family residence, the 14306 Bon View Avenue single-family residence, the three ancillary structures, and the barn/outbuilding no longer retain integrity of materials. Although research does not indicate that the shed has undergone any modifications that have removed elements of the original design or have introduced new materials, given the changes to all of the other buildings and structures, Site Temp-3 does not retain integrity of materials. Urbana (2024c) likewise concluded that the 14306-14316 Bon View property does not retain integrity of materials.

Site Temp-4: Site Temp-4 includes three single-family residences, two detached garages, a dairy farm, and two standpipes. One single-family residence and detached garage are associated with the address 14343 Bon View Avenue. The other single-family residence and detached garage are associated with the address 14353 Bon View Avenue. The 14451 Bon View Avenue single-family residence and 14457 Bon View Avenue dairy farm were constructed in 1970. The dairy farm includes a milking parlor, a carport, and a hay storage structure. Additionally, two standpipes constructed at an unknown date are also located within the property.

The 14353 Bon View Avenue single-family residence was constructed in 1912 in the Vernacular Bungalow style. Since its construction, the 14353 Bon View

Avenue single-family residence has experienced several major changes. The CHRID indicates that at an unknown date, the original porch was removed, many of the windows were replaced, and the wood exterior was replaced by a stucco exterior. By 1966, the 14353 Bon View Avenue detached garage was built, and the CHRID notes that the garage door has been replaced since its initial construction. Additionally, in 2020, a wooden overhang was added to the north façade of the detached garage.

The 14343 Bon View Avenue single-family residence and detached garage were constructed between 1966 and 1968. The 14343 single-family residence was built in the Ranch architectural style by an unknown builder. Research did not indicate that the 14343 Bon View Avenue single-family residence or detached garage underwent any major modifications since their construction in the 1960s.

The standpipes were constructed at an unknown date and are likely associated with the agricultural development of the area prior to the 14343 and 14353 Bon View Avenue property's transition into a dairy farm operation. The standpipes, in addition to the 14343 Bon View Avenue single-family residence and detached garage, do not appear to have experienced major alterations that have affected the presence of original construction materials.

The 14451 Bon View Avenue single-family residence was constructed in 1970 in the Ranch architectural style by an unknown builder. Based upon the presence of shake shingle roofing on the 14457 Bon View Avenue milking parlor, which shares all other materials with the residence, it is likely that the roofing material on the residence was changed to composite shingles sometime prior to 2007. Therefore, the single-family residence does not retain integrity of materials.

Several modifications have occurred to the milking parlor associated with the 14457 Bon View Avenue dairy farm. The north, west, and south façades of the milking parlor include openings for windows that are currently boarded up, suggesting that these elements have been removed or broken. It also appears that rolling barn doors that were previously attached to the north and south façades have been removed. Additionally, a portion of the south façade that extends several feet beyond the principal mass of the building appears to be an addition. Although the historic aerial photographs are not clear, it is possible that this addition was constructed between 1980 and 1985. Considering these modifications, the milking parlor no longer retains integrity of materials.

The two ancillary structures associated with the dairy farm include a hay storage structure and a carport. The hay storage structure does not appear to have undergone any major modifications that have resulted in the removal of original materials or the introduction of new materials. On the other hand, historic aerial photographs demonstrate an eastern addition to the carport was constructed between 1987 and 1994, which would have resulted in the introduction of new materials. Therefore, while the hay storage structure retains integrity of materials, the carport does not.

Overall, since the residences, milking parlor and carport have experienced alterations that have resulted in the absence of original materials and the introduction of new materials, property no longer retains integrity of materials. Therefore, collectively, Site Temp-4 does not retain integrity of materials.

Site Temp-5: Site Temp-5 includes three single-family residences, two detached garages, and a dairy farm associated with the addresses 14213, 14239, 14297, and 14283 Bon View Avenue. The 14213 Bon View Avenue single-family residence was constructed in 1912 in the Craftsman style. An addition to the 14213 Bon View Avenue single-family residence was constructed between 1966 and 1968. Research indicates that many of the original windows of the single-family residence have been replaced at an unknown date. Additionally, between 1959 and 1968, the 14213 Bon View Avenue detached garage was built. Between 1959 and 1966, the 14297 Bon View Avenue single-family residence was built in the Minimal Traditional style. Research indicates that many of the original windows of the 14297 Bon View Avenue single-family residence have also been replaced at an unknown date. Between 1959 and 1966, the 14283 Bon View Avenue single-family residence and detached garage were constructed in the Minimal Traditional style. There are no indications that major modifications have been made to the 14283 Bon View Avenue single-family residence or detached garage.

The dairy farm includes a milking parlor, an ancillary structure, and a hay storage structure and is associated with the address 14239 Bon View Avenue. Around 1938, an ancillary structure was built directly east of the 14213 Bon View Avenue single-family residence. In 1961, the milking parlor was built, and between 1968 and 1973, an addition to the milking parlor was constructed. Within the westernmost portion of the north façade of the milking parlor, a square hole has been cut into the façade that is currently boarded up. Further, between 1973 and 1977, a hay storage structure was added.

The 14213 Bon View Avenue detached garage, the 14283 Bon View Avenue single-family residence and detached garage, the ancillary structure, and the hay storage structure do not appear to have undergone any major modifications that have resulted in the removal of original materials or the introduction of new materials. However, the replacement of the windows in the 14213 and 14297 Bon View Avenue single-family residences, in addition to the hole cut into the north façade of the milking parlor, has diminished the integrity of these buildings and they do not retain integrity of materials. Therefore, only the 14213 Bon View Avenue detached garage, the 14283 Bon View Avenue single-family residence and detached garage, the ancillary structure, and the hay storage structure retain integrity of materials. As the majority of the buildings and structures within the property retain integrity of materials, Site Temp-5 generally retains integrity of materials.

Site Temp-6: Site Temp-6 consists of the 14400 South Grove Avenue single-family residence and dairy farm. The 14400 South Grove Avenue single-family residence was constructed in 1972 in the Ranch architectural style. Discoloration surrounding the windows within the west façade of the single-family residence suggests that the original windows were replaced at an unknown date.

The dairy farm includes a milking parlor and an ancillary structure. The milking parlor was constructed in 1972, and the ancillary structure was constructed between 1968 and 1973. Between 2020 and 2021, a dairy silo was added alongside the south façade of the milking parlor. Further research did not indicate any additional modifications to the milking parlor or the ancillary structure. Therefore, the milking parlor and ancillary structure retain integrity of materials. Although the dairy barn buildings have remained relatively the same since their original construction, the replacement of the windows on the 14400 South Grove Avenue single-family residence has introduced new materials to the building that affect its integrity. Therefore, the 14400 South Grove Avenue single-family residence does not retain integrity of materials. As a result, Site Temp-6 collectively does not retain integrity of materials.

Site Temp-7: Urbana (2024f) noted that the property generally retains integrity of materials. Site Temp-7 includes two single-family residences, a detached garage, and a dairy farm. The dairy farm includes a milking parlor and an ancillary structure. The 14474 South Grove Avenue single-family residence and detached garage were constructed between 1959 and 1966 in the Ranch architectural style. At an unknown date, the original windows of the 14474 South Grove Avenue single-family residence and detached garage were replaced with vinyl windows.

Between 1966 and 1968, the 14441 South Grove Avenue single-family residence was built in the Ranch style. Additionally, the ancillary structure was constructed during the same period. Research did not indicate any alterations to the 14441 South Grove single-family residence.

The milking parlor was constructed between 1968 and 1973, and the ancillary structure was constructed between 1966 and 1968. At an unknown date, a north addition was constructed on the westernmost portion of the milking parlor that extended the façade several feet beyond the principal mass of the building. Google Street View images demonstrate that in 2022, the head jam to the primary entrance was removed. Additionally, the central portion of the entryway and two windows, each one on the opposite side of the primary entryway, were boarded up with plywood.

The 14441 South Grove Avenue single-family residence and ancillary structure do not appear to have undergone any major modifications that have diminished the integrity of these structures. Therefore, the 14441 South Grove Avenue single-family residence and ancillary structure retain integrity of materials. However, the replacement of the original windows of the 14474 South Grove Avenue single-family residence and detached garage and the alterations to the milking parlor have resulted in the introduction of new materials since the original construction of the buildings. Therefore, these buildings do not retain integrity of materials. As a result of the alterations to the 14474 single-family residence, detached garage, and milking parlor, Site Temp-7 collectively does not retain integrity of materials.

Site Temp-8: Urbana (2024g) noted that the property generally retains integrity of materials. Site Temp-8 includes a single-family residence, a detached garage, and a dairy farm associated with the address 14361 South Grove Avenue. The dairy farm includes a milking parlor and two ancillary structures. The single-family residence, detached garage, milking parlor, and two ancillary structures were constructed between 1968 and 1973. The single-family residence and detached garage were built in the Ranch architectural style.

Research did not indicate that any major modifications occurred to the single-family residence, detached garage, or two ancillary structures. Therefore, the single-family residence, detached garage, and ancillary structure retain integrity of materials. However, between 2015 and 2016, a northern addition to the milking parlor was constructed. Additionally, between 2021 and 2022, a portion of the milking parlor's roof was removed. The northern addition to the milking parlor and the removal of a portion of the building's roof resulted in the absence of original

materials and the introduction of new materials. Therefore, the milking parlor does not retain integrity of materials. Although the modifications to the milking parlor have diminished the building's individual integrity, as the majority of the buildings and structures within the property maintain their integrity, collectively Site Temp-8 retains integrity of materials.

Site Temp-9: Urbana (2024h) noted that the property generally retains integrity of materials. Site Temp-9 includes two single-family residences, two detached garages, and one dairy farm. The 14350 Walker Avenue and the 8485 Edison Avenue single-family residences and detached garages were constructed between 1959 and 1966. Likewise, the milking parlor was also constructed between 1959 and 1966. The ancillary structure was built between 1966 and 1968.

Both the 14350 Walker Avenue and 8485 Edison Avenue single-family residences were built in the Ranch architectural style. Google Street View images demonstrate that between 2019 and 2021, many of the windows of the 8485 Edison Avenue single-family residence were replaced. Besides one small window opening on the 14350 Walker Avenue detached garage that is currently boarded up, the 14350 Walker Avenue single-family residence and detached garage and the 8485 Edison Avenue detached garage have not undergone any major modifications that have affected their integrity of materials. Similarly, the milking parlor and the ancillary structure do not appear to have experienced significant changes since their original construction. Nevertheless, the replacement of the windows throughout the 8485 Edison Avenue single-family residence has introduced new materials to the building. Therefore, the 8485 Edison Avenue single-family residence no longer retains integrity of materials. The 14350 Walker Avenue single-family residence and detached garage, the 8485 Edison Avenue detached garage, the milking parlor, and the ancillary structure individually retain integrity. As only the 8485 Edison Avenue residence features diminished integrity, collectively, Site Temp-9 generally retains integrity of materials.

Site Temp-10: Site Temp-10 consists of the 7587-7697 Edison Avenue single-family residences, detached garages, and dairy farm. The 7697 Edison Avenue single-family residence and garage were constructed in 1915, and the farm equipment storage building was constructed in 1950. The milking parlor and the 7587 Edison Avenue single-family residence and garage were constructed in 1965. Urbana (2024i) noted that a northern addition was constructed on the 7697 Edison Avenue single-family residence. Additionally, several of the original windows have been replaced by vinyl windows on the 7587 Edison Avenue building. This has resulted in the removal of original materials and the introduction of new

materials for both residences within the property. As a result, the 7697 and 7587 Edison Avenue residences no longer retain integrity of materials. Research did not indicate any major modifications to the milking parlor, storage shed, or farm equipment storage building that have resulted in the loss or addition of materials. Therefore, the milking parlor, storage shed, and farm equipment storage building retain integrity of materials. Nevertheless, due to the changes to the 7697 and 7587 Edison Avenue single-family residences, Site Temp-10 collectively does not retain integrity of materials.

Site Temp-11: Site Temp-11 consists of the 7721-7891 Edison Avenue and 14203 Bon View Avenue property. This includes the milking parlor constructed in 1925, the 7721 Edison Avenue single-family residence constructed in 1939, the garage and storage building constructed in 1940, and the 7891 Edison Avenue single-family residence constructed in 1964. Most of the original fenestration of the 7721 Edison Avenue single-family residence was replaced by vinyl windows at an unknown date. This has resulted in the loss of original materials. As a result, the 7721 Edison Avenue single-family residence no longer retains integrity of materials. However, no alterations were observed in the garage and storage building, the milking parlor, or the 7891 Edison Avenue single-family residence. Therefore, these buildings retain integrity of materials. As only the 7721 Edison Avenue residence features diminished integrity, collectively, Site Temp-11 generally retains integrity of materials.

Site Temp-12: Site Temp-12 consists of the 8061 Edison Avenue single-family residence and milking parlor constructed between 1966 and 1968. Research did not indicate any major modifications to the single-family residence or milking parlor. Therefore, the milking parlor and residence individually retain integrity of materials. Likewise, Site Temp-12 collectively retains integrity of materials.

Site Temp-13: Site Temp-13 consists of the 8185 Edison Avenue single-family residence, detached garage, and milking parlor constructed between 1952 and 1959. The property also includes the 14117 single-family residence and detached garage built by 1973. Research did not indicate any major modifications to the single-family residence, detached garage, or milking parlor. Therefore, these buildings retain integrity of materials. Likewise, Site Temp-13 collectively retains integrity of materials.

Site Temp-14: Site Temp-14 consists of the 8245 Edison Avenue single-family residence and milking parlor were constructed between 1968 and 1973. The 8295 Edison Avenue single-family residence was constructed later between 1980 and

1985. Research did not indicate any major modifications to the 8245 Edison Avenue single-family residence or milking parlor. Therefore, these buildings retain integrity of materials. Further, Site Temp-14 collectively retains integrity of materials.

Site Temp-15: Site Temp-15 consists of the 8335-8381 Edison Avenue single-family residence, detached garage, and dairy farm. This includes 8381 Edison Avenue single-family residence constructed prior to 1935 and the milking parlor and detached garage constructed between 1959 and 1966. Research did not indicate that any major modifications occurred to the buildings since their original construction. Therefore, these buildings retain integrity of materials. As such, Site Temp-15 collectively retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.

   Site Temp-1: Urbana (2024a) noted that the 7634 Eucalyptus Avenue property generally retains integrity of workmanship. However, the original workmanship demonstrated by the construction of the 7634 Eucalyptus Avenue single-family residence and ancillary structure appears to have been average. Further, the residence and ancillary structure do not possess any elements or details that would make them representative of the labor or skill of a particular people or culture. As for the concrete foundation, the demolition of the former structure where the concrete foundation is located has removed any integrity of workmanship that the structure may have possessed. Therefore, Site Temp-1 does not retain integrity of workmanship.

   Site Temp-2: Urbana (2024b) noted that the 14330 Bon View Avenue property generally retains integrity of workmanship. However, the original workmanship demonstrated by the construction of the 14330 Bon View Avenue single-family residence and barn in 1959 appears to have been average. Further, the buildings do not possess any elements or details that would make them representative of the labor or skill of a particular people or culture. Therefore, the buildings at 14330 Bon View Avenue and Site Temp-2 do not retain integrity of workmanship.

   Site Temp-3: The original workmanship demonstrated by the construction of the two single-family residences, the shed, the three ancillary structures, and the barn/outbuilding associated with the addresses 14316, 14366, and 14306 Bon View

Avenue appears to have been average. The 14316 Bon View Avenue single-family residence was constructed in 1925 in the California Bungalow style by an unknown builder. The 14306 Bon View Avenue single-family residence was constructed circa 1959 in the Vernacular Ranch style by an unknown builder. The barn/outbuilding, shed, and ancillary structure are utilitarian building/structures that were constructed in the 1930s and 1940s by an unknown builder. Two additional ancillary structures associated with the address 14366 Bon View Avenue were also constructed between 1968 and 1973. All seven buildings and structures also lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-3 does not retain integrity of workmanship. Urbana (2024c) likewise concluded that the 14306-14316 Bon View property does not retain integrity of workmanship.

Site Temp-4: The original workmanship demonstrated by the construction of the 14451, 14343, and 14353 Bon View Avenue single-family residences and detached garages and the 14457 Bon View Avenue dairy farm appears to have been average. The 14353 Bon View Avenue single-family residence was constructed in 1912 in the Vernacular Bungalow style and the detached garage was constructed by 1966. The 14343 Bon View Avenue single-family residence and detached garage were constructed between 1966 and 1968, the former of which was built in the Ranch architectural style. The 14451 Bon View Avenue single-family residence single-family residence and 14457 Bon View Avenue dairy farm were constructed in 1970 by an unknown builder. Modifications to the milking parlor and carport that are associated with the dairy farm have removed several features of the building and structure's original design. Additionally, all buildings and structures lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-4 does not retain integrity of workmanship.

Site Temp-5: The original workmanship demonstrated by the construction of the buildings and structures associated with the addresses 14213, 14239, 14297, and 14283 Bon View Avenue appears to have been average. The 14213 Bon View Avenue single-family residence was constructed in 1912 in the Craftsman style. Additionally, between 1959 and 1968, the 14213 Bon View Avenue detached garage was built. Between 1959 and 1966, the 14297 Bon View Avenue single-family residence and the 14283 Bon View Avenue single-family residence and detached garage were constructed in the Minimal Traditional style. The dairy farm, which includes a milking parlor, an ancillary structure, and a hay storage structure, is associated with the address 14239 Bon View Avenue. In 1961, the milking parlor was built, and between 1973 and 1977, a hay storage structure was added. All of these buildings and structures lack elements and details that would make

them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-5 does not retain integrity of workmanship.

Site Temp-6: The original workmanship demonstrated by the construction of the 14400 Bon View Avenue single-family residence and dairy farm, which includes a milking parlor and an ancillary structure, appears to have been average. The 14400 Bon View Avenue single-family residence was constructed in 1972 in the Ranch architectural style. The milking parlor was constructed in 1972, and the ancillary structure was built between 1968 and 1973. These buildings and the ancillary structure lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-6 does not retain integrity of workmanship.

Site Temp-7: Urbana (2024f) noted that the 14471 South Grove Avenue property generally retains integrity of workmanship. However, the original workmanship demonstrated by the construction of the 14441 and 14474 South Grove Avenue single-family residences, detached garage, and dairy farm appears to have been average. The 14441 and 14471 South Grove Avenue single-family residences, detached garage, and milking parlor were likely constructed by Schaafsma Bros. general Contractors. The 14474 South Grove Avenue single-family residence and detached garage were constructed between 1959 and 1966 in the Ranch architectural style. The 14441 South Grove Avenue single-family residence was constructed between 1966 and 1968 in the Ranch architectural style as well. The milking parlor and ancillary structure associated with the dairy farm were constructed between 1959 and 1966, and between 1966 to 1968, respectively. These buildings and structures lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-7 does not retain integrity of workmanship.

Site Temp-8: Urbana (2024g) noted that the 14361 South Grove Avenue property generally retains integrity of workmanship. However, the original workmanship demonstrated by the construction of the 14361 South Grove Avenue single-family residence, detached garage, and dairy farm appears to have been average. The dairy farm includes a milking parlor and an ancillary structure constructed between 1968 and 1973. Likewise, the single-family residence and detached garage were also built during this period in the Ranch architectural style. The single-family residence, detached garage, and dairy parlor were likely constructed by Schaafsma Bros. general Contractors. These buildings and ancillary structure lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-8 does not retain integrity of workmanship.

Site Temp-9: Urbana (2024h) noted that the 8485 Edison Avenue property generally retains integrity of workmanship. However, the original workmanship demonstrated by the construction of the 14350 Walker Avenue and 8485 Edison Avenue single-family residence, detached garages, and dairy farm, the latter of which includes a milking parlor and ancillary structure, appears to have been average. Both the 14350 Walker Avenue and 8485 Edison Avenue residence were constructed between 1959 and 1966 in the Ranch architectural style. Additionally, the milking parlor was also constructed during the same period. The ancillary structure was built between 1966 and 1968. These buildings and ancillary structure lack elements and details that would make them representative of the labor or skill of a particular culture or people. Therefore, Site Temp-9 does not retain integrity of workmanship.

Site Temp-10: Site Temp-10 includes the 7587-7697 Edison Avenue property. The 7697 Edison Avenue single-family residence and garage were constructed in 1915, and the farm equipment storage building was constructed in 1950. The milking parlor and the 7587 Edison Avenue single-family residence and detached garage were all constructed in 1965. Additionally, one storage shed was constructed circa 1973. Although an addition was constructed between 1975 and 1979 on the 7697 Edison Avenue single-family residence, Urbana (2025) indicated that the addition did not dimmish the building's historic character. Additionally, it was noted that the 7587 Edison Avenue single-family residence is an excellent example of the Ranch architectural style in the Ontario region (Urbana 2025). Therefore, these buildings retain integrity of workmanship. The original workmanship demonstrated by the construction of the milking parlor, storage structure, and farm equipment storage building appears to have been average and is not representative of a particular culture or people. Therefore, these buildings and structures do not retain integrity of workmanship.

Site Temp-11: The original workmanship demonstrated by the construction of the milking parlor, single-family residences, and garage and storage building within the 7721-7891 Edison Avenue and 14203 Bon View Avenue property appear to be average. The milking parlor was constructed in 1925, the 7721 Edison Avenue single-family residence was constructed in 1939, the garage and storage building was constructed in 1940, and the 7891 Edison Avenue single-family residence was constructed in 1964. These buildings are not representative of a particular culture or people. Therefore, Site Temp-11 does not retain integrity of workmanship.

Site Temp-12: Site Temp-12 consists of the 8061 Edison Avenue single-family residence and milking parlor constructed between 1966 and 1968. The original

workmanship demonstrated by the construction of the buildings appears to have been average and not representative of a particular culture or people. Therefore, Site Temp-12 does not retain integrity of workmanship.

Site Temp-13: Site Temp-13 consists of the 8185 Edison Avenue single-family residence, detached garage, and milking parlor constructed between 1952 and 1959. The property also includes the 14117 South Grove Avenue single-family residence and detached garage built by 1973. The 8185 Edison Avenue single-family residence was constructed in the Ranch architectural style, and the 14117 South Grove Avenue single-family residence was built in the Minimal Traditional architectural style. Urbana (2025) indicated that the 8185 Edison Avenue single-family residence is a distinctive example of the Ranch architectural style and period. Likewise, the milking parlor within the property is considered a distinctive style of the Streamline Modern style (Urbana 2025). Therefore, both buildings retain integrity of workmanship. However, the original workmanship of the 14117 South Grove Avenue single-family residence and detached garage is not a representative example of the Minimal Traditional architectural style or of a particular culture or people. Therefore, the 14117 South Grove Avenue single-family residence and detached garage do not retain integrity of workmanship.

Site Temp-14: The original workmanship demonstrated by the construction of the 8245-8295 Edison Avenue buildings appears to have been average. The 8185 Edison Avenue single-family residence and milking parlor were constructed between 1968 and 1973. Neither building reflects a distinguished example of their architectural style or a particular culture or people. Therefore, the 8185 Edison Avenue single-family residence and milking parlor does not retain integrity of workmanship.

Site Temp-15: Site Temp-15 consists of the 8335-8381 Edison Avenue property. This includes the 8381 Edison Avenue single-family residence and detached garage constructed prior to 1935 and the milking parlor constructed between 1959 and 1966. The 8351 Edison Avenue single-family residence was constructed in the Craftsman Bungalow architectural style, and the milking parlor was constructed in the Ranch architectural style. Urbana (2024j) determined that the 8381 Edison Avenue single-family residence is a notable example of the Craftsman Bungalow architectural style. As such, the 8381 Edison Avenue single-family residence retains integrity of workmanship. In contrast, the original workmanship demonstrated by the construction of the milking parlor appears to be average and is not a distinctive example of the Ranch architectural style. Therefore, the milking parlor does not retain integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction.

   Site Temp-1: As noted previously, the integrity of setting for Site Temp-1 has been reasonably consistent since 1935, the era of construction. Additionally, Urbana (2024a) noted that the property generally retains integrity of feeling. However, a review of historic aerial photographs and the photographic survey demonstrate that the modifications made to the 7634 Eucalyptus Avenue single-family residence and the addition of the 7556 Eucalyptus Avenue single-family residence in the late 1970s since the original construction of the 7634 Eucalyptus Avenue single-family residence have negatively impacted the ability to convey the building's historic dates of construction. Therefore, Site Temp-1 does not retain integrity of feeling.

   Site Temp-2: As noted above, the integrity of setting for the 14330 Bon View Avenue single-family residence and barn have been consistent since their construction in 1959. Additionally, Urbana (2024b) noted that the property generally retains integrity of feeling. However, the addition of the premanufactured mobile home to the barn has altered the building's historic sense during its original period of construction. Therefore, Site Temp-2 does not retain integrity of feeling.

   Site Temp-3: The integrity of setting for the buildings and structures at 14316, 14366, and 14306 Bon View Avenue has been consistent since their construction. The 14316 Bon View Avenue single-family residence was constructed in 1925. A shed was constructed directly west of the 14316 Bon View Avenue single-family residence around 1935, and an ancillary structure was constructed southwest of the shed between 1935 and 1946. Between 1946 and 1948, a barn/outbuilding was also constructed. Further, the 14306 Bon View Avenue single-family residence was constructed circa 1959 in the Vernacular Ranch style. Between 1968 and 1973, two ancillary structures associated with the address 14366 Bon View Avenue were constructed within the southern half of Site Temp-3.

   Since the construction of the 14316 Bon View Avenue single-family residence, the majority of the surrounding parcels have transitioned from cultivated fields to dairy farms. While this has not altered the rural character of Site Temp-3, the current use of the 14316 and 14306 Bon View Avenue properties for container and semi-truck storage has altered the historic sense of the property that was strongly rooted in an agricultural character. Therefore, Site Temp-3 does not retain integrity of feeling. Urbana (2024b) likewise concluded that the 14306-14316 Bon View property does

not retain integrity of feeling.

Site Temp-4: The integrity of setting has remained consistent for the 14343 and 14353 Bon View Avenue single-family residences and detached garages, the 14451 Bon View Avenue single-family residence, and the 14457 Bon View dairy farm. The 14353 Bon View Avenue single-family residence was constructed in 1912, and the detached garage was constructed by 1966. The 14343 Bon View Avenue single-family residence and detached garage were constructed between 1966 and 1968. Additionally, both the 14451 Bon View Avenue single-family residence and 14457 Bon View Avenue dairy farm were constructed in 1970. Although the carport and milking parlor have been modified since their initial construction, the entire 14457 Bon View Avenue property continues to operate as a dairy farm as when the buildings and structures were first constructed.

Since the construction of the 14343 and 14353 Bon View Avenue single-family residences and detached garages, the surrounding area transitioned from cultivated fields to dairy farms in the late 1960s to the early 1970s. Nevertheless, the shift in the type of agricultural activities since the construction of the buildings has not altered the rural character or the historic sense of the 14343, 14353, 14451, and 14457 Bon View Avenue properties. Therefore, Site Temp-4 retains integrity of feeling.

Site Temp-5: The integrity of setting for the buildings and structures recorded as Site Temp-5 has been consistent. The 14213 Bon View Avenue single-family residence, which was built in 1912, is the first Site Temp-5 building to be constructed. The additional buildings and structures recorded as part of Site Temp-5 continued to be constructed until the 1970s, highlighting the wide date range for the site. During this period, the 14213, 14239, 14283, and 14297 Bon View Avenue properties have transitioned from cultivated fields to dairy farms. At present, Site Temp-5 and the surrounding area continue to be utilized for dairy operations. Therefore, the rural character and the historic sense of the properties have remained the same. Therefore, Site Temp-5 retains integrity of feeling.

Site Temp-6: The integrity of setting has remained consistent for Site Temp-9, which includes the 14400 South Grove Avenue single-family residence and dairy farm. The dairy farm consists of a milking parlor and an ancillary structure. The 14400 South Grove Avenue single-family residence was constructed in 1972 in the Ranch architectural style. The milking parlor was constructed in 1972, and the ancillary structure was built between 1968 and 1973. During this period, the surrounding area primarily consisted of dairy farms and agricultural fields. At

present, the majority of the surrounding area continues to be utilized for dairy operations and agricultural purposes. Therefore, Site Temp-6 retains integrity of feeling.

Site Temp-7: As noted above, the integrity of setting for Site Temp-7 has been consistent. Site Temp-7 includes the 14441 South Grove Avenue single-family residence and detached garage, the 14474 South Grove Avenue single-family residence, and the dairy farm's milking parlor and ancillary structure. The 14474 South Grove Avenue single-family residence, detached garage, and milking parlor were constructed between 1959 and 1966. The 14441 South Grove Avenue single-family residence and ancillary structure were constructed between 1966 and 1968. During the period of their construction, the surrounding area consisted of cultivated fields and dairy farms. To the south of the buildings and structures, a large warehouse was constructed between 2022 and 2024, replacing a dairy farm. Nevertheless, the majority of the surrounding area continues to be comprised of dairy farms, and as such, the historic sense of the 14441 and 14474 South Grove Avenue properties during the era of their constructions remains. Therefore, Site Temp-7 retains integrity of feeling. Urbana (2024f) likewise concluded that the 14474 South Grove Avenue property retains integrity of feeling.

Site Temp-8: As noted previously, the integrity of setting for the 14361 South Grove Avenue buildings and ancillary structure has remained consistent since the initial construction of the buildings. The 14361 South Grove Avenue single-family residence, detached garage, milking parlor, and two pole barns were constructed between 1968 and 1973. During the period of their construction, the surrounding area consisted of cultivated fields and dairy farms. To the south of the 14361 South Grove Avenue property, large warehouses were constructed between 2022 and 2024 that replaced neighboring dairy farms. Nevertheless, most of the surrounding area continues to be comprised of dairy farms, and as such, the historic sense of the Site Temp-8 buildings and structures from when they were built remains intact. Therefore, Site Temp-8 retains integrity of feeling. Urbana (2024g) also determined that the 14361 South Grove Avenue property retains integrity of feeling.

Site Temp-9: The setting has remained consistent for Site Temp-9, which consists of the 14350 Walker Avenue single-family residence and garage, the 8485 Edison Avenue single-family residence and garage, and a dairy farm. The single-family residences and detached garages were constructed between 1959 and 1966 in the Ranch style. The dairy farm includes a milking parlor and two ancillary structures. The milking parlor was constructed between 1959 and 1966, and the ancillary

structure was constructed between 1966 and 1968. During the period of their construction, the surrounding area consisted of cultivated fields and dairy farms. To the south of the Site Temp-9, large warehouses were constructed between 2022 and 2024 that replaced neighboring dairy farms. Nevertheless, most of the surrounding area continues to be comprised of dairy farms, and as such, the historic sense of the Site Temp-9 buildings and structures from when they were built remains intact. Therefore, Site Temp-9 retains integrity of feeling. Urbana (2024h) determined that the property maintains integrity of feeling as well.

Site Temp-10: As noted above, the setting has remained consistent for Site Temp-10, which consists of the 7587-7697 Edison Avenue single-family residences, detached garages, and dairy farm. The 7697 Edison Avenue single-family residence and garage were constructed in 1915, the farm equipment storage building was constructed in 1950, and the dairy farm's milking parlor and the 7587 single-family residence were constructed in 1965. Additionally, one storage shed was constructed circa 1973. Therefore, the property was developed between 1915 and the 1970s. Since the construction of the buildings and structures at 7587-7697 Edison Avenue, the neighboring properties have remained rural and primarily consist of dairy farms. Likewise, the entire 7587-7697 Edison Avenue property continues to be utilized as a dairy. Therefore, Site Temp-10 retains integrity of feeling.

Site Temp-11: The setting of the 7721-7891 Edison Avenue and 14203 Bon View Avenue property has remained consistent since its development. Within the property, the milking parlor was constructed in 1925, the 7721 Edison Avenue single-family residence was constructed in 1939, the garage and storage building was constructed in 1940, and the 7891 Edison Avenue single-family residence was constructed in 1964. During the twentieth century, the region surrounding the 7721 Edison Avenue property was developed for agricultural use and reflects a rural character. The 7721 Edison Avenue dairy farm and the surrounding properties continue to be used for agricultural purposes and embody the character of when the property was developed. Therefore, Site Temp-11 retains integrity of feeling.

Site Temp-12: The setting of the 8061 Edison Avenue property has continued to reflect an agricultural character since the property's development. The 8061 Edison Avenue single-family residence and milking parlor were constructed between 1966 and 1968. Since the construction of the milking parlor, the property has consistently been utilized as a dairy farm and retains the characteristic pole barns and ancillary structures associated with dairy farms of the period. Therefore, Site Temp-12 retains integrity of feeling.

Site Temp-13: The 8185 Edison Avenue and 14117 South Grove Avenue property retains the agricultural setting that backdropped the property's development. Site Temp-13 consists of the 8185 Edison Avenue single-family residence, detached garage, and milking parlor constructed between 1952 and 1959. The property also includes the 14117 single-family residence and detached garage built by 1973. The property has continued to operate as a dairy since the property's development and therefore maintains its original character. Therefore, Site Temp-13 retains integrity of feeling.

Site Temp-14: As noted above, the setting has remained consistent for the 8245-8295 Edison Avenue property. The 8185 Edison Avenue single-family residence and milking parlor were constructed between 1968 and 1973. The 8295 Edison Avenue single-family residence was constructed later between 1980 and 1985. The property continues to be utilized as a dairy, reflecting the historic sense of the period in which the residences and dairy farm were built. Therefore, Site Temp-14 retains integrity of feeling.

Site Temp-15: The setting has remained consistent for Site Temp-15, which consists of the 8335-8381 Edison Avenue property. This includes the 8381 Edison Avenue single-family residence and detached garage constructed prior to 1935 and the milking parlor constructed between 1959 and 1966. During the two periods of the site's development, the 8335-8381 Edison Avenue property has retained its rural character. During the 1960s the property transitioned into a dairy farm and has since maintained the characteristic elements of the dairy industry in Ontario. Therefore, Site Temp-15 retains integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Ontario area or the state of California. Historical research indicates that none of the buildings are associated with any significant persons or events. As such, none of the individuals who owned or lived in the buildings were found to be significant and no known important events occurred on the property. Therefore, the buildings and structures associated with Temp-1 to Temp-15 have never possessed integrity of association.

NRHP/CRHR Evaluation

- **NRHP Criterion A/CRHR Criterion 1:**
  NRHP: It is associated with events that have made a significant contribution to the

broad patterns of our history.

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

It was discovered through historical research that no significant events could be associated with the buildings and structures associated with Site Temp-1 to Site Temp-15. The dairies within sites Temp-4 to Temp-10 and Temp-12 to Temp-15 were developed during the "Postwar, Large Capacity Dairies" context period of 1945 to 1980. Additionally, the dairy farm within Site Temp-11 was initially developed during the "Depression-Era and Wartime Dairies" context period of 1900-1929. Although the extant dairy properties at sites Temp-4 to Temp-10 and Temp-12 to Temp-15 were developed during the "Postwar, Large Capacity Dairies" context period of 1945 to 1980, only the 7587-7697 Edison Avenue dairy farm (Temp-10) was evaluated as significant under the theme by Urbana (2025) during the Ontario Ranch Historic Context Statement and Resource Survey. Therefore, only the 7587-7697 Edison Avenue property is eligible for designation under NRHP Criterion A or CRHR Criterion 1.

- **NRHP Criterion B/CRHR Criterion 2:**
  NRHP: It is associated with the lives of persons significant in our past.

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

  Historical research revealed that the buildings and structures associated with sites Temp-1 to Temp-15 are not associated with any persons important in our past. Although Sites Temp- 5 and Temp-6 are tied to the Borba family, the sites are one of many similar dairy properties they ran as part of the L&M Dairy and there is no record of the Borba family living on either property. Therefore, the buildings are not eligible for designation under NRHP Criterion B or CRHR Criterion 2.

- **NRHP Criterion C/CRHR Criterion 3:**
  NRHP: It embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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

- ***Site Temp-1***

  - *7634 Eucalyptus Avenue:* The 7634 Eucalyptus Avenue single-family residence was originally constructed by 1935 in the Ranch architectural style. The Ranch style was most popular between 1935 and 1975:

    > The Ranch style originated in southern California in the mid-1930s, after a few earlier precursors … During the decades of the 1950s and 1960s it became by far the most popular house style built throughout the country. Often located in large subdivisions, post-World War II Ranch-house suburbs form a dominant part of many American cities – particularly those that grew in the postwar Sunbelt Boom of the 1950s and 1960s, such as Dallas, Houston, Phoenix, Los Angeles, and Atlanta. (McAlester 2015)

    Identifying features of the Ranch style, as provided by McAlester (2015:597) include:

    > Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade.

    The 7634 Eucalyptus Avenue single-family residence possesses five of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; and asymmetrical façade.

    Although the 7634 Eucalyptus Avenue single-family residence features most of the defining characteristics of Ranch architecture, the building was possibly constructed outside the 1935 to 1975 period of significance for Ranch-style buildings and does not retain integrity of design, materials, workmanship, or feeling and is not considered a representative example of Ranch architecture.

As the Ranch architectural style was popular across the United States and the buildings were not built using any unique construction techniques, the 7634 Eucalyptus Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 7634 Eucalyptus Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-2***

  - *14330 Bon View Avenue:* The 14330 Bon View Avenue residence was constructed in 1959 in the Ranch style, circa the 1935 to 1975 period during which the Ranch style was most popular.
    The 14330 Bon View Avenue residence possesses all seven features listed above: broad-one story shape; no dormers; moderate roof overhang; garage attached to main façade; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

    Although the 14430 Bon View Avenue single-family residence features all of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, workmanship, or feeling and is not considered a representative example of Ranch architecture.

    As the Ranch architectural style was popular across the United States and the buildings were not built using any unique construction techniques, the 14330 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14330 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-3***

  - *14306 Bon View Avenue:* The 14306 Bon View Avenue residence was constructed circa 1959 in the Vernacular Ranch style. The 14306 Bon View Avenue residence possesses all seven features listed above: broad-one story shape; no dormers; moderate roof overhang; garage attached to

main façade; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

Although the 14306 Bon View Avenue single-family residence features all of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, workmanship, or feeling and is not considered a representative example of Ranch architecture.

As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14306 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14306 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14316 Bon View Avenue:* The 14316 Bon View Avenue single-family residence was constructed in 1925 in the California Bungalow architectural style. The period of significance for the Bungalow type was from 1900 to 1940:

  > The bungalow started in California in the early 1910s, primarily as an outgrowth of Craftsman style. Bungalows are informal, simple houses, designed to address the need for more affordable housing. Bungalow floor plans are informal, with open spaces. Although there are , two story bungalows, most bungalows were typically one story. The bungalow became the first style of home to be built on a mass scale by contractor-builders. Tracts of these custom homes were built on a speculative basis by developers, thus setting the foundation for tract home development that occurred after World War II. As a result, the Bungalow is the most common historic home type in Ontario, such as the Craftsman Bungalow pictured above. (Ontario Development Code 2012a:34)

The 14316 Bon View Avenue single-family residence was specifically constructed in the California Bungalow style which was most prominent between 1920 and 1940:

> As a mix of the Craftsman and Mediterranean Bungalows, these homes were built in the early to mid 1920s as the popularity of the Craftsman style was dying and the Period Revival styles was rising. (Ontario Development Code 2012a:35)

Characteristics of the Bungalow type include an open floor plan, large front porches, a front stoop, low pitched roofs, single or double-hung windows, large front windows, and large and decorative front doors (Ontario Development Code 2012a). The 14316 Bon View Avenue single-family residence possess three of the seven characteristics listed above: open floor plan; large front porch; and single-hung windows.

Although the 14316 Bon View Avenue single-family residence was built within the 1920 to 1940 period of significance for California Bungalow-style buildings, the single-family residence does not retain integrity of design, materials, workmanship, or feeling and does not possess all of the characteristics of the Bungalow type. Therefore, the 14316 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-4***

  - *14353 Bon View Avenue:* The 14353 Bon View Avenue single-family residence was constructed in 1912 in the Vernacular Bungalow architectural style. The period of significance for the Bungalow type was from 1900 to 1940. The 14353 Bon View Avenue single-family residence was specifically constructed in the Vernacular Bungalow style which was most prominent between 1900 and 1940 and which is noted to be "absent of architectural details that would characterize it in any particular style" (Ontario Development Code 2012a:35). This is emphasized in the 14353 Bon View Avenue single-family residence, which does not possess any of the defining features of a Bungalow type.

    Although the 14353 Bon View Avenue single-family residence was built within the 1900 to 1940 period of significance for Vernacular Bungalow-

style buildings, the single-family residence does not retain integrity of design, materials, or workmanship and does not possess any of the characteristics of the Bungalow type. Therefore, the 14353 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14343 Bon View Avenue:* The 14343 Bon View Avenue residence was constructed between 1966 and 1968 in the Ranch style. The 14343 Bon View Avenue residence possesses four of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; and large picture window present.

  Although the 14343 Bon View Avenue single-family residence was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building only possesses four of the seven character defining features of the style and does not retain integrity of design, materials, or workmanship. Therefore, it is not considered a representative example of Ranch architecture.

  As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14343 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14343 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14451 Bon View Avenue:* The 14451 Bon View Avenue residence was constructed in 1970 in the Ranch style. The 14451 Bon View Avenue residence possesses seven of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; garage attached to main façade; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

  Although the 14451 Bon View Avenue single-family residence features all of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14451 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14451 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14457 Bon View Avenue:* The 14457 Bon View Avenue dairy farm was constructed in 1970 and consists of a milking barn, carport, and hay stroage structure. The milking barn was constructed in the "herringbone" style during the Postwar, Large-Capacity Dairies, 1945-1980 period. According to the Ontario Ranch Historic Context Statement and Resource Survey (Urbana 2025:114-116):

> The 1945-1980 period is characterized by scientific, large-capacity dairy operations with mechanized production facilities. Many of these properties were established within the boundaries of the San Bernardino County Agricultural Preserve in what would become the New Model Colony / Ontario Ranch. A scientific large-capacity dairy operation includes:
>
> • One or more residences, either an earlier house built in the Craftsman Bungalow or Minimal Traditional style before the property evolved into the scientific large capacity operations, or a newer Ranch style house with an attached garage, or both. In some instances, only a Ranch style home exists if the property was originally built as a scientific large capacity operation; and
> • Milk Parlor Building in the late Art Deco, late Streamline Moderne, or Ranch style with a Herringbone floorplan, with a circular drive in the front; and
> • Ancillary structures like silos, stalls, pole structures, detached garages, wooden barn typically retained from earlier period construction, holding areas, feeding gates, water features such as troughs, water holding tanks, bulk tanks for milk storage, and cooling tanks.

Scientific large-capacity dairies typically featured more than one residence positioned on either side of the Milk Parlor. The larger primary dwelling housed the farm owner / proprietor and was typically built in the Ranch style. The secondary dwelling may be the original home built from the early part of the century before the operation expanded in scale and productivity, or it may be another Ranch style home built in the 1945 to 1980 period. The secondary dwelling typically housed hired workers or family members who also worked on the farm.

Residences from the 1945-1980 period featured one- or two-car garages, either connected to the home, or detached, and in some instances, a covered breezeway provided shelter between the house and the garage.

Introduced in prior decades but popularized in the 1940s and 1950s, a key component of the scientific, large-capacity dairy is the Milk Parlor building with a Herringbone style floorplan. Wooden Barns and older Flat style Milk Parlors were no longer built in the 1945-1980 period. The Herringbone style ensured more efficient milking operations with automated equipment including machines that expressed milk from the cows with sensors to stop milking when flow slowed. Late Art Deco and Streamline Moderne styles were applied to the front portion of Milk Parlor buildings, with glass block windows replacing steel sash casement units that characterize the 1930-1945 period Milk Parlors. The Ranch style was also applied to Milk Parlor buildings, with few examples identified from the 1950s and more built from the 1960s forward. Windows at the Ranch style Milk Parlors were typically metal casement, jalousie type, or wood sash units in a multi-lite divide pattern, either squares or diamond shape.

As dairying in Ontario became more industrialized, milk trucks were replaced by large semi-trucks, which continued to utilize a circular driveway in front of the Milk Parlor. In some instances, the circular drive was enlarged to accommodate semi-trucks.

> Additionally, dairy association signs were displayed in front of the Milk Parlor, either mounted to the front facade or on a freestanding structure. Signage was key branding opportunity that helped to communicate identity and trust to further the dairy's reputation in the growing industry.
>
> To facilitate larger operations, additional ancillary buildings and structures such as barns, silos, and pole structures increased in the 1945-1980 period. Typically sited behind the Milk Parlor and residences, operation and storage structures such as pole structures, silos, bins, and stalls, were arranged in a geometrically spaced layout, aligned either perpendicular or parallel to the Milk Parlor.

The 14457 Bon View Avenue dairy farm reflects several of the characteristics of the Postwar, Large-Capacity Dairies, 1945-1980 theme: the milking parlor and two of the three associated residences were constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance ot the dairy features a semi-circular driveway. However, as dairies with high integrity require individual elements to possses high integrity invidivudally and Site Temp-4 does not retain integrity of materials or workmanship, the 14457 dairy farm is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-5***
  - *14213 Bon View Avenue:* The 14213 Bon View Avenue single-family residence was constructed in 1912 in the Craftsman architectural style. The period of significance for the Craftsman style was from 1895 to 1920s:

> The Craftsman Style was evolved from the Arts and Craft movement that originated in England in the late 1800s. The Craftsman variation of the bungalow is the dominant home style in Ontario's historic neighborhoods…The Craftsman style developed as a contradiction to the Victorian era that preceded it. It was the first style that emphasized natural materials and functionality. The details contradicting the gingerbread of the Victorian home. The wood was stained, instead of painted, and the homes featured built in cabinets, buffets work was simple shapes, which could create complex

designs. (Ontario Development Code 2012b:30)

Identifying features of the Craftsman style, as provided by the Ontario Development Code (2012b:30) include:

> Exposed rafters; low-pitched gable roofs or variations of the gable roof, such as the cross gable; wood siding or shingles for exterior walls; large porches; rock foundations and bases; river rock or brick columns exposed wood beams and posts on porch structure; simple and large exposed attic vents; rock or brick chimneys.

The 14213 Bon View Avenue single-family residence features five of the nine character defining features of Craftsman style residences: exposed rafters; gable roof; large porch; exposed posts on porch structure; simple and exposed attic vents.

Although the 14213 Bon View Avenue single-family residence has five out of nine of the defining characteristics of Craftsman architecture and was built within the period of significance, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Craftsman architecture. The 14213 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14213 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14283 Bon View Avenue:* The 14283 Bon View Avenue single-family residence was constructed between 1959 and 1966 in the Minimal Traditional architectural style. The period of significance for the Minimal Traditional style was from the 1930s to 1950:

  > The Mininmal Traditional style was a trasition between the revival styles of the 1920s and 30s and the post war tract homes. The style referenced traditional styles without actually achieving specific style. Elements common to many styles, but belonging exclusively to none, are favored. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and

> wood are common. Roofs always lack the eaves or over styles that are more assertive. Most examples are single story or one and one-half stories in height. (Ontario Development Code 2012c: 54)

Identifying features of the Minimal Traditional style, as provided by the Ontario Development Code (2012c:54) include:

> Asymmetrical design; shallow to medium-pitched gable or hipped roof, usually with no eaves and a front end-gable; small entry porch with simple pillars or columns; simple floor plan, rectangular in shape and often with small ells; garages may be either attached to or detached from the main house; exteriors incorporate a variety of materials, wood siding or brick were common; minimal exterior ornamentation, limited to decorative details on windows (typically shutters).

The 14283 Bon View Avenue single-family residence features six of the seven character defining features of Minimal Traditional style residences: asymmetrical design; medium-pitched hipped roof; small entry porch with simple pillars; simple floor plan; detached garage; and minimal exterior ornamentation (Ontario Development Code 2012c:54).

Although the 14283 Bon View Avenue single-family residence has six out of seven of the defining characteristics of Minimal Traditional architecture, the building was not constructed within the style's period of significance and does not retain integrity of design, materials, or workmanship. Further, it is not considered a representative example of Minimal Traditional architecture. The 14283 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14283 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14297 Bon View Avenue:* The 14297 Bon View Avenue single-family residence was constructed between 1959 and 1966 in the Minimal Traditional architectural style. The period of significance for the Minimal Traditional style was from the 1930s to 1950.

The 14297 Bon View Avenue single-family residence features six of the seven character defining features of Minimal Traditional style residences: asymmetrical design; medium-pitched hipped roof; small entry porch with simple pillars; simple floor plan; attached garage; and minimal exterior ornamentation. (Ontario Development Code 2012c:54).

Although the 14297 Bon View Avenue single-family residence has six out of seven of the defining characteristics of Minimal Traditional architecture the building was not constructed within the style's period of significance and does not retain integrity of design, materials, or workmanship. Further, it is not considered a representative example of Minimal Traditional architecture. The 14297 Bon View Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14297 Bon View Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14239 Bon View Avenue:* The 14239 Bon View Avenue dairy farm was constructed circa 1961 and consists of a milking barn, ancillary structure, and hay storage structure. The milking barn was constructed in 1961. Later between 1973 and 1977, the hay storage structure was added to the dairy farm property. The ancillary structure was constructed earlier on the property than the remainder of the dairy farm features and was incorporated after the dairy's development.

  The 14239 Bon View Avenue dairy farm reflects several of the characteristics of the Postwar, Large Capacity Dairies: the milking parlor was constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance to the dairy features a semi-circular driveway. However, unlike the majority of the dairies during this time period, the associated single-family residences were not constructed in the Ranch-architectural style. Additionally, as dairies with high integrity require individual elements to possses high integrity invidivudally and Site Temp-5 does not retain integrity of design, materials, or workmanship, the 14239 dairy farm is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-6***

  - *14400 South Grove Avenue (single-family residence):* The 14400 South Grove Avenue residence was constructed in 1972 in the Ranch style. The 14400 South Grove Avenue residence possesses six of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

    Although the 14400 South Grove Avenue single-family residence features the majority of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

    As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14400 South Grove Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14400 South Grove Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

  - *14400 South Grove Avenue (dairy farm):* The 14400 Bon View Avenue dairy farm was constructed in 1972 and consists of a milking barn and one ancillary structure. The milking barn was constructedin 1972, marking the formation of the dairy. Later between 1968 and 1973, an ancillary structure was added to the dairy farm property.

    The 14400 Bon View Avenue dairy farm reflects several of the characteristics of the Postwar, Large Capacity Dairies: the milking parlor and associated single-family residence was constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance to the dairy features a semi-circular driveway. However, as dairies with high integrity require individual elements to possses high integrity individally and Site Temp-5 does not retain integrity of materials or workmanship, the 14400 South Grove dairy farm is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-7***

  - *14474 South Grove Avenue:* The 14474 South Grove Avenue residence was constructed between 1959 and 1966 in the Ranch style, most likely by the Schaafsma Bros. General Contractors. The 14474 South Grove Avenue residence possesses six of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

    Although the 14474 South Grove Avenue single-family residence features the majority of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

    As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14474 South Grove Avenue single-family residence is also not representative of a region (southern California) or method of construction and was not designed or built by an important creative individual. Therefore, the 14474 South Grove Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

  - *14441 South Grove Avenue:* The 14441 South Grove Avenue residence was constructed between 1966 and 1968 in the Ranch style, most likely by the Schaafsma Bros. General Contractors. The 14441 South Grove Avenue residence possesses seven of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; attached garage; and asymmetrical façade.

    Although the 14441 South Grove Avenue single-family residence features all of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14441 South Grove Avenue single-family residence is also not representative of a region (southern California) or method of construction and was not designed or built by an important creative individual. Therefore, the 14441 South Grove Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *Dairy Farm:* The dairy farm located between the 14441 and 14474 single-family residence was constructed between 1959 and 1966 and consists of a milking barn and one ancillary structure. The milking barn was constructed between 1959 and 1966, marking the formation fo the dairy. Later between 1966 and 1968, an ancillary structure was added to the dairy farm property.

  The dairy farm associated with Site Temp-7 reflects several of the characteristics of the Postwar, Large Capacity Dairies: the milking parlor and two associated single-family residence was constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance to the dairy features a semi-circular driveway. However, as dairies with high integrity require individual elements to possses high integrity invidivudally and Site Temp-7 does not retain integrity of design, materials or workmanship, the dairy farm is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-8***

  - *14361 South Grove Avenue:* The 14361 South Grove Avenue residence was constructed between 1968 and 1973 in the Ranch style, most likely by the Schaafsma Bros. General Contractors. The 14361 South Grove Avenue residence possesses six of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

    Although the 14361 South Grove Avenue single-family residence features the majority of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch

architecture.

As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14361 South Grove Avenue single-family residence is also not representative of a region (southern California) or method of construction and was not designed or built by an important creative individual. Therefore, the 14361 South Grove Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *14361 South Grove Avenue:* The 14361 South Grove Avenue dairy farm was constructed between 1968 and 1973 and consists of a milking parlor and two ancillary structures. The 14361 Bon View Avenue dairy farm reflects several of the characteristics of the Post-1950 Scientific, Large Capacity Dairies: the milking parlor and associated single-family residence was constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance to the dairy features a semi-circular driveway. However, as dairies with high integrity require individual elements to possses high integrity invidivudally and Site Temp-8 does not retain integrity of design, materials or workmanship, the dairy farm is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

o ***Site Temp-9***

- *14350 Walker Avenue:* The 14350 Walker Avenue residence was constructed between 1959 and 1966 in the Ranch style. The 14350 Walker Avenue residence possesses six of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade.

  Although the 14350 Walker Avenue single-family residence features the majority of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 14350 Walker Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 14350 Walker Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *8485 Edison Avenue:* The 8485 Edison Avenue residence was constructed between 1959 and 1966 in the Ranch style. The 8485 Edison Avenue residence possesses five of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; and asymmetrical façade.

  Although the 8485 Edison Avenue single-family residence features the majority of the defining characteristics of Ranch architecture and was built within the 1935 to 1975 period of significance for Ranch-style buildings, the building does not retain integrity of design, materials, or workmanship and is not considered a representative example of Ranch architecture.

  As the Ranch architectural style was popular across the United States and the buildings were not constructed using any unique construction techniques, the 8485 Edison Avenue single-family residence is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. Therefore, the 8485 Edison Avenue residence is not eligible for designation under NRHP Criterion C or CRHR Criterion 3.

- *8485 Edison Avenue:* The 8485 Edison Avenue dairy farm was constructed between 1959 and 1966 and consists of a milking parlor and one ancillary structure. The 8485 Edison Avenue dairy farm reflects several of the characteristics of the Post-1950 Scientific, Large Capacity Dairies: the milking parlor and associated single-family residences were constructed in the Ranch-architectural style; the milking parlor exhibits a herringbone style; and the entrance to the dairy features a semi-circular driveway. However, as dairies with high integrity require individual elements to possses high integrity invidivudally and Site Temp-9 does not retain integrity of materials or workmanship, the dairy farm is not eligible

for designation under NRHP Criterion C or CRHR Criterion 3.

- ***Site Temp-10***

  - *7587 Edison Avenue:* The 7587 Edison Avenue residence and detached garage were constructed in 1965 in the Ranch style. The 7587 Edison Avenue residence possesses all the Ranch style features listed by McAlester (2015): broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; garage; large picture window present; and asymmetrical façade. Urbana (2025) evaluated the 7587 Edison Avenue residence as eligible under NRHP Criterion C/CRHR Criterion 3.

  - *7697 Edison Avenue:* The 7697 Edison Avenue single-family residence and detached garage were constructed in 1915 in the Craftsman Bungalow style. The residence was determined by Urbana (2025) to be significant, serving as a representative example of the Craftsman Bungalow style (1900-1930s). Therefore, Urbana (2025) recommended the property to be eligible under NRHP Criterion C/CRHR Criterion 3.

  - *Dairy Farm*: The milking parlor was constructed in the Ranch architectural style in 1965. Urbana (2024) noted that the milking parlor does not feature distinctive elements that would recommend the building as significant. Therefore, the building was determined to not be eligible under NRHP Criterion C/CRHR Criterion 3.

- ***Site Temp-11***

  - *7721 Edison Avenue:* The 7721 Edison Avenue residence was constructed in 1939 in the Vernacular Craftsman style. According to Urbana (2025:158), the character-defining features of the Craftsman style include:

    > Low-pitched, gabled roofs, roofs are typically wide and overhanging, with exposed rafters; wide front porches, often with stone or brick piers, large pillars, and a solid, functional design; natural material, use of wood, stone, and brick to reflect the craftsmanship and natural surroundings; wood-cased windows, often arranged in pairs or trios, with multi-pane double-hung sash; wide entry doors featuring

geometric glazing.

The 7721 Edison Avenue residence possesses one of the five character-defining features of the Craftsman style: a wide front porch with large pillars. The original fenestration has been replaced by vinyl windows since the building's original construction. This has resulted in the loss of the building's integrity of materials. As the residence is not a notable example of the Craftsman style and was not built by a known creative individual, the residence is not eligible under NRHP Criterion C/CRHR Criterion 3.

- *7891 Edison Avenue:* The 7891 Edison Avenue residence was constructed in 1964 in the Ranch style. The residence possesses six of the seven characteristics of the Ranch style: broad-one story shape; no dormers; moderate roof overhang; garage attached to main façade; front entry usually located off-center and sheltered under main roof of house; and asymmetrical façade. Although the building generally retains integrity and possesses many of the noted characteristics of the Ranch style, the building is not a representative example of this form of architecture and has not been designed/built by any important creative individual. Therefore, the 7891 Edison Avenue residence is not eligible under NRHP Criterion C/CRHR Criterion 3.

- *Dairy Farm*: The milking parlor was constructed in 1925 in the Art Deco style. Character-defining features of Art Deco style milking parlor include (Urbana 2025:162):

  > Boxy, symmetrical forms with geometric and angular edges; vertical emphasis, sometimes with a central vertical projection; smooth stucco wall surfaces for a sleek, modern look; flat roofs with minimal overhangs, or stepped parapets as focal elements; decorative geometric motifs, such as chevrons and zigzags; streamlined design, emphasizing efficiency and modernity; simple, clean lines, reflecting the sanitary requirements of dairy operations.

  The milking parlor within Site Temp-11 possesses six of the seven features of Art Deco milking parlors: boxy, symmetrical forms with geometric edges; smooth stucco wall surfaces; flat roofs with no overhang; decorative geometric motifs; streamlined design; and simple,

clean lines. Although the milking parlor features several distinctive characteristics of the Art Deco style, the building is not a representative example of the Art Deco design and the building's architectural elements do not elevate it to individual significance. Therefore, the milking parlor is not eligible under Criterion C.

- ***Site Temp-12***

  - *8061 Edison Avenue:* The 8061 Edison Avenue residence was constructed between 1966 to 1968 in the Ranch style. The 8061 Edison Avenue residence possesses six of the seven features listed above: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; and asymmetrical façade. Although the building exhibits most of the character-defining characteristics of the Ranch style and retains integrity of design and materials, the residence is not an exemplary or distinctive example of the Ranch style. Therefore, the residence is not eligible under NRHP Criterion C/CRHR Criterion 3.

  - *Dairy Farm:* The milking parlor within Temp-12 was constructed between 1966 and 1968 in the Ranch architectural style. The milking parlor does not feature distinctive elements that would recommend the building as significant. Therefore, the building is not eligible under NRHP Criterion C/CRHR Criterion 3.

- ***Site Temp-13***

  - *8185 Edison Avenue:* The 8185 Edison Avenue residence was constructed between 1952 and 1959 in the Ranch style. The 8185 Edison Avenue residence possesses all the seven features listed by McAlester (2015): broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; attached garage; and asymmetrical façade. Additionally, Urbana (2025) evaluated the residence as signigicant for being an excellent example of the Ranch architectural style. Urbana (2025) recommended the property as eligible under NRHP Criterion C/ CRHR Criterion 3.

  - *14117 South Grove Avenue:* The 14117 South Grove Avenue residence was constructed circa 1973 in the Minimal Traditional style. Urbana

(2025) determined that the residence did not exhibit distinguising architectural features and therefore is not individually eligible under NRHP Criterion C/CRHR Criterion 3.

- *Dairy Farm*: The milking parlor within Temp-13 was constructed between 1952 and 1959 in the Streamline Moderne style. The period of significance for the Streamline Moderne style is between the 1930s and 1960s. Character-defining features of the Streamline Moderne style includes (Urbana 2025:162):

  > Smooth stucco wall surfaces; flat roofs; small ledge (coping) at the roofline; rounded or curved wall corners; horizontal grooves and lines on the exterior; central vertical projection; glass block windows; windows that turn corners; occasional transitional elements blending Art Deco and Streamline Moderne styles.

  The milking parlor possesses seven of the eight character-defining features: smooth stucco walls; flat roof; rounded wall corners; horizontal grooves and lines on the exterior; central vertical projection; glass block windows; and transitional elements blending Art Deco and Streamline Moderne styles. Urbana (2025) determined that the milking parlor was a distinctive example of the Streamline Moderne style and period. As such, the milking parlor was evaluated as eligible under NRHP Criterion C/ CRHR Criterion 3.

- ***Site Temp-14***

  - *8245 Edison Avenue:* The 8245 Edison Avenue residence was constructed between 1968 and 1973 in the Ranch style by an unkown builder. The 8145 Edison Avenue residence possesses all of the character-defining features of the Ranch style: broad-one story shape; no dormers; moderate roof overhang; front entry usually located off-center and sheltered under main roof of house; large picture window present; attached garage; and asymmetrical façade. Although the residence does exhibit the typical characteristics of a Ranch style building, it is not a distinguishing or unique example of the style. Further, the building was not constructed by a known creative individual. Therefore, the residence is not eligible under NRHP Criterion C/CRHR Criterion 3.

- *Dairy Farm:* The milking parlor within Temp-14 was constructed between 1968 and 1973 in the Ranch architectural style. The milking parlor does not feature distinguishing elements that would elevate the building for individual significance. Therefore, the building is not eligible under NRHP Criterion C/CRHR Criterion 3.

- ***Site Temp-15***

  - *8381 Edison Avenue:* The 8381 Edison Avenue residence was constructed by 1935 in the Craftsman Bungalow style. Urbana (2025) determined that the building was under NRHP/CRHR Criterion C/3 as it reflected a notable example of the Craftsman Bungalow style and period.

  - *Dairy Farm*: The milking parlor within Site Temp-15 was constructed in the Ranch architectural style in 1966. Although the milking parlor retains integrity of design and materials, Urbana (2025) determined that the building does not reflect a notable example of the Ranch style and is therefore not individually eligible for the NRHR or CRHR.

- **NRHP Criterion D/CRHR Criterion 4:**
  NRHP/CRHR: It has yielded, or may be likely to yield, information important in prehistory or history.

  The research conducted for this study revealed that because the buildings and structures associated with sites Temp-1 to Temp-15 are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of Ontario or the state of California. Therefore, none of the buildings are eligible for designation under NRHP Criterion D or CRHR Criterion 4.

City of Ontario Historic Landmark Designation Evaluation

Sites Temp-1 to Temp-9, Temp-11, Temp-12, and Temp-14 do not meet the criteria for the NRHP or the CRHR. However, buildings within Temp-10, Temp-13, and Temp-15 have been evaluated as eligible under NRHP/CRHR Criterion C/3 and the Temp-10 property has been evaluated as eligible under NRHP/CRHR Criterion A/1 (Urbana 2025). The resources were also evaluated under the City of Ontario Historic Landmark Designation criteria, particularly focused on "Ontario Ranch Historic Context Statement and Resource Survey" prepared by Urbana (2025).

A. Exemplify or reflect special elements of the City's history.

In the "Ontario Ranch Historic Context Statement and Resource Survey," Urbana (2025) determined that only Site Temp-10 was eligible under City of Ontario Criterion "A" under the "Postwar, Large-Capacity Dairies" theme. The period of significance for the "Postwar, Large-Capacity Dairies" is 1945 to 1980. The milking parlor within Temp-10 was constructed in 1965 during the theme's period of significance. Although sites Temp-1 to Temp-9 and Temp-12 to Temp-15 also contain properties that fit into the established "Postwar, Large-Capacity Dairies" context, they do not exemplify or reflect any special elements of the City's history. Likewise, the dairy farm at Site Temp-11 that was developed during the "Early Dairy Farms in Ontario" (1900s-1929) context does not reflect an elevated example of an early dairy farm.

B. Are identified with persons or events significant in local, state, or national history.

As discussed above, sites Temp-1 to Temp-15 were not found to possess integrity of association or to be potentially significant under Criterion B of the NRHP or Criterion 2 of the CRHR. As such, sites Temp-1 to Temp-15 do not qualify for local designation under this criterion.

C. Are representative of the work of a notable builder, designer, architect, or artist.

The buildings and structures associated with sites Temp-1 to Temp-15 were not designed or constructed by any known builders or architects and, therefore, do not qualify for local designation under this criterion.

D. Embody distinguishing architectural characteristics of a style, type, period, or method of construction.

As outlined within the integrity review, Criterion C of the NRHP evaluation, Criterion 3 of the CRHR evaluation, only the 7697 Edison Avenue single-family residence constructed in the Craftsman Bungalow architectural style (Temp-10), the 7587 Edison Avenue single-family residence constructed in the Ranch architectural style (Temp-10), the 8185 Edison Avenue single-family residence constructed in the Ranch architectural style (Temp-13), the 8185 Edison Avenue milking parlor constructed in the Streamline Moderne architectural style (Temp-13), and the 8381 Edison Avenue single-family residence constructed in the Craftsman Bungalow architectural style (Temp-15) are considered distinguished architecturally and eligible for local designation under this criterion.

E. Are noteworthy examples of the use of Indigenous materials or craftsmanship.

The buildings and structures that comprise sites Temp-1 to Temp-15 were not constructed of Indigenous material nor are they reflective of Indigenous craftsmanship. Therefore, neither site is eligible for local designation under this criterion.

F. Embody elements that represent a significant structural, engineering, or architectural achievement or innovation.

The buildings and structures at sites Temp-1 to Temp-15, as discussed within Criterion C of the NRHP evaluation, Criterion 3 of the CRHR evaluation, and Criterion A of the City of Ontario Historic Landmark Designation evaluation are not representative of a significant structural, engineering, or architectural achievement or innovation and, therefore, not eligible for local designation under this criterion.

G. Have a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the city.

The buildings and structures associated with sites Temp-1 to Temp-15 are not unique and are common to the Chino Valley. As such, the buildings and structures at sites Temp-1 to Temp-15 do not possess a unique location or a singular physical characteristic, nor are they an established and familiar visual feature of a neighborhood, community, or the city. Therefore, sites Temp-1 to Site Temp-15 are not eligible for local designation under this criterion.

H. One of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The buildings that comprise sites Temp-1 to Temp-15 are not one of the few remaining examples of this property type nor, as evident in the integrity review, Criterion C of the NRHP evaluation, Criterion 3 of the CRHR evaluation, and Criterion A of the City of Ontario Historic Landmark Designation evaluation, do any of them possess distinguishing characteristics of an architectural or historical type or specimen. Therefore, sites Temp-1 to Site Temp-15 are not eligible for local designation under this criterion.

3.4 Discussion/Summary

During the field survey, sites Temp-1 to Temp-15 were identified within the property. A review of the resources, research, and in-depth analysis of sites Temp-1 to Temp-15 have found that sites Temp-1 to Temp-9, Temp-11, Temp-12, and Temp-14 are not eligible for the NRHP,

CRHR or local listing under the City of Ontario's Historic Landmark Designation. However, buildings associated with sites Temp-10, Temp-13, and Temp-15 are eligible under NRHP, CRHR, and City of Ontario. The dairy farm within Site Temp-10 was evaluated as eligible for listing under NRHP, CRHR, City of Ontario Criterion A/1/a. Additionally, two buildings associated with Temp-10, two buildings associated with Temp-13, and one building associated with Temp-15 were determined to be eligible under Criterion C/3/d.

Although several buildings within sites Temp-10, Temp-13, and Temp-15 are eligible under NRHP, CRHR, and City of Ontario Criterion C/3/d, none of the significant or historic-age buildings or structures within these sites will be directly impacted by the proposed development. Additionally, the portions of the parcels to be developed are associated with the historic properties recorded as Temp-10, Temp-13, and Temp-15 will not adversely impact the resources' integrity or NRHP and CRHR eligibility since the buildings being removed are modern and non-contributing elements. As such, no mitigation measures are recommended for the alteration or demolition of the buildings located within boundaries of the proposed project. Should the footprint be altered to include any building that has been evaluated as eligible for listing on the NRHP, CRHR, or as a City of Ontario Landmark, City approved mitigation measures will be required.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the Eucalyptus Business Park Specific Plan Project identified 15 cultural resources (sites Temp-1 to Temp-15). Sites Temp-1 to Temp-15 collectively contain 25 historic single-family residences, 15 historic detached garages, 12 historic dairy farms, one historic farm, and several ancillary structures. The current assessment concludes that Sites Temp-1 to Temp-9, Temp-11, Temp-12, and Temp-14 are not eligible for the NRHP, CRHR, or local designation and, therefore, are not significant. These resources have been thoroughly recorded, and no additional information can be derived from further analysis. In contrast, the historic property within Site Temp-10 has been determined to be eligible under NRHP, CRHR, and City of Ontario Criterion A/1/a. Additionally, individual buildings within Sites Temp-10, Temp-13, and Temp-15 are eligible under NRHP, CRHR and City of Ontario Criterion C/3/d.

4.2 Impact Identification

The proposed development of the Eucalyptus Business Park Specific Plan Project will include the removal of sites Temp-1 to Temp-9. The historic structures and buildings within sites Temp-10 to Temp-15 will not be removed by the proposed development and are situated outside the limits of disturbance for the project. Additionally, the 8458 Edison Avenue single-family residence, detached garage, milking parlor and ancillary structure within Site Temp-9 will not be removed by the proposed development. The removal of the resources and all associated buildings and infrastructure within sites Temp-1 to Temp-9 as part of the development of the property will not constitute an adverse impact as they have been evaluated as not significant and not eligible for listing on the NRHP or CRHR, nor are they eligible for local designation. Likewise, the development of portions of the parcels associated with sites Temp-10 to Temp-15 will not adversely impact the significant structures within sites Temp-10, Temp-13, and Temp-15 or their eligibility for the NRHP or CRHR. The potential does still exist, however, that historic deposits may be present that are related to the occupation of this location since the early twentieth century. To mitigate any potential impacts to unrecorded historic features or deposits inadvertently discovered during the development process, archaeological monitoring of project-related ground disturbances is recommended as a condition of approval.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Mitigation Measures

The proposed development will impact the historic buildings, structures, and features collectively recorded as sites Temp-1 to Temp-9 and portions of the parcels associated with Temp-10 to Temp-15. The resources recorded as sites Temp-1 to Temp-9, Temp-11, Temp-12, and Temp-14 are evaluated as lacking any further research potential and impacts have been determined to be nonsignificant. Additionally, as none of the significant buildings and structures associated with Temp-10, Temp-13, and Temp-15 will be removed by the proposed development, no adverse impacts will occur to these resources. Therefore, mitigation measures will not be required as a condition of approval for the project; however, archaeological monitoring is recommended because grading may expose undocumented and potentially significant historic features or deposits associated with the historic occupation of the property since the early twentieth century. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study.

5.2 Mitigation Monitoring and Reporting Program

The Eucalyptus Business Park Specific Plan Project will remove nine nonsignificant resources (Temp-1 to Temp-9), will indirectly impact three nonsignificant resources (Temp-11, Temp-12, Temp-14), and will indirectly impact three significant resources (Temp-10, Temp-13, and Temp-15). To mitigate potential impacts to previously unidentified resources that may inadvertently be exposed during the development process, a Mitigation Monitoring and Reporting Program (MMRP) is recommended as a condition of approval. The recommended MMRP condition is presented below:

- In the event that cultural resources are discovered by the archaeological or Native American monitor, all work shall be suspended 50 feet around the resource(s) and a qualified archaeologist meeting the Secretary of the Interior's Standards shall assess the discovery. Work on the overall project may continue during this period if the following activities are initiated:

    - If the discovery is a prehistoric resource, initiate consultation between the qualified archaeologist, the appropriate Native American tribal entity, and the City/project applicant;
    - Include the appropriate Native American entity (as determined by a qualified archaeologist meeting the Secretary of the Interior's Standards) in the cultural resources investigations as soon as possible; and

- If the qualified archaeologist determines the resource(s) to be a "unique archaeological resource" consistent with PRC Section 21083.2 or a "tribal cultural resource" consistent with PRC Section 21074, a Cultural Resources Management Plan shall be prepared by the project archaeologist and submitted to the City Planning Division for approval and subsequent implementation.

The proposed MMRP tasks are detailed below.

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities of native soil that could result in impacts to archaeological resources.
2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.
2. The monitor shall immediately notify the PI (unless the monitor is the PI) of the discovery.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.

    a. The PI shall immediately notify the City of Ontario to discuss the significance determination and shall also submit a letter indicating

whether additional mitigation is required.

b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the City of Ontario to implement that program. In the event that prehistoric deposits are discovered, the ADRP should also be reviewed by the Native American consultant/monitor. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
c. If the resource is not significant, the PI shall submit a letter to the City of Ontario indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains

If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California PRC (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall be undertaken:

1. Notification

a. The archaeological monitor shall notify the PI if the monitor is not qualified as a PI.
b. The PI shall notify the Coroner's Division of the San Bernardino County Sheriff's Department after consultation with the City of Ontario, either in person or via telephone.

2. Isolate discovery site

a. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the sheriff-coroner in consultation with the PI concerning the provenance of the remains.
b. The sheriff-coroner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
c. If a field examination is not warranted, the sheriff-coroner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

3. If Human Remains **ARE** determined to be Native American

    a. The medical examiner will notify the NAHC within 24 hours. By law, **ONLY** the medical examiner can make this call.
    b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
    c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
    d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
    e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:

        i. The NAHC is unable to identify the MLD; OR
        ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
        iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner; THEN
        iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

4. If Human Remains are **NOT** Native American

    a. The PI shall contact the sheriff-coroner and notify them of the historic-

era context of the burial.

b. The sheriff-coroner will determine the appropriate course of action with the PI and city staff (PRC 5097.98).
c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City of Ontario. The decision for internment of the human remains shall be made in consultation with City, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit to the City of Ontario a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).

    a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
    b. Recording sites with the State of California DPR shall be the responsibility of the PI, including the recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.

2. The PI shall submit a revised draft monitoring report to the City of Ontario for approval, including any changes or clarifications requested by the City.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts

1. To be determined.

D. Final Monitoring Report(s)

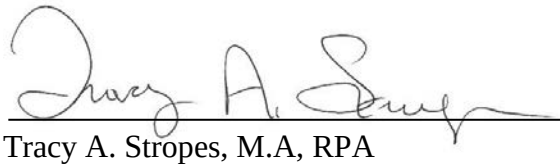
1. The PI shall submit the approved final monitoring report to the City of Ontario and any interested parties.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The cultural reosource program for the Eucalyptus Business Park Specific Plan Project was directed by Principal Archaeologist Tracy A. Stropes M.A., RPA. The archaeological fieldwork was conducted by BFSA senior archaeologist Andrew Garrison, and BFSA field archaeologists Mary Chitjian, Parker Sheriff, John Baber, James Shrieves, and Alysa Ransom. The report text was prepared by James Shrieve, Kathleen Krogh, Jennifer Stropes, and Tracy Stropes. Report graphics were provided by Emily Soong. Technical editing and report production were conducted by Payton Swanson. The SCCIC at CSU Fullerton provided the archaeological records search information.

7.0 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.



December 18, 2025; Revised January 9, 2026

Tracy A. Stropes, M.A, RPA
Vice President of Cultural Resources
Principal Archaeologist

Date

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1908 New Reservoir Completed. 16 October:2. Chino, California.

1912 Mr. and Mrs. E.P. Thayer move to Peck's ranch. 14 February:1. Chino, California.

1916 East Very Prosperous. 20 October:4. Chino, California.

1932 Aged Rancher of Valley is Taken. 26 February:1. Chino, California.

1933 10-year-old Girl Suffers Burns Which Result in Death. 3 February:1. Chino, California.

1939 Byron C. Fulton, Chino Pioneer, Claimed by Death. 22 September:1. Chino, California.

1940 Funeral Services for Mrs. Rapattoni Conducted Las Week. 5 January:1. Chino, California.

1941 Chino Valley Dairies Prove Class in 1940 Herd Competition. 31 January:1. Chino, California.

1951 Cow Is Queen the Year Around in Chino Valley. 22 June:1. Chino, California.

1953 Lucas Ranch Sold to Borba & Sons for Over & 400,000. 6 August:1. Chino, California.

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1956 P.K. Thomas Birthday. 3 May:5. Chino, California.

1957 Chino Dairyman Wins Award. 28 March:11. Chino, California.

1960 P.K. Thomas' 40th Anniversary. 12 May:2. Chino, California.

1964 The Mob with One Last Egg but Easter Bunny Outfoxed. 2 April:10. Chino, California.

1966 Mary Hindelang Obituary. 30 March:5. Chino, California.

1967 Request for Dairy Approval. 18 October:4. Chino, California.

1970a Micheale Ann Kennedy Engagement. 18 February:7. Chino, California.

1970b Certificate of Business Fictitious Name. 14 October:2. Chino, California.

1971 March Wedding Planned by Pair. 28 July:18. Chino, California.

1972 Drowning on Christmas Day. 27 December:1. Chino, California.

1973 Pete Borba Sr. dies. 7 September:1. Chino, California.

1974 Wedding Announcement of Greta Vanden Brink and Harlan E. Miersma. 6 September:5. Chino, California.

1975 Notice of Dissolution of Partnership. 10 October:6. Chino, California.

1976a Ferreira Birth. 30 January:13. Chino, California.

1976b Dairy Appearance Judging. 26 May:1. Chino, California.

1976c Fictitious Business Name Statement. 11 June:9. Chino, California.

1976d Drunk driving arrests. 7 April:2. Chino, California.

1977 Chino Addresses. 10 August:12. Chino, California.

1978 Ravenswaay-Miersma Engagement. 27 January:14. Chino, California.

1979a Jim Bootsma Obituray. 29 June:13. Chino, California.

1979b Fictitious Business Name Statement. 16 November:12. Chino, California.

1981a Fictitious Business Name Statement.19 June:5. Chino, California.

1981b Mr. and Mrs. Dimas Costa. 16 October:15. Chino, California.

1981c Gold Medal Winners. 2 October:16. Chino, California.

1982a John Oosten Obituary. 3 December:15. Chino, California.

1982b Ferriera Dairy wins award. 17 September:17. Chino, California.

1983a Agnes Oosten Obituary. 26 August:9. Chino, California.

1983b Dairyman of the Year. 30 September:32. Chino, California.

1983c Marriage announcement. 3 June:8. Chino, California.

1983d Edward Swager Obituary. 7 January:9. Chino, California.

1986 Twin Palms Dairy. 6 June:29. Chino, California.

1990 Camper shell firm told to shut down. 19 October:14. Chino, California.

1992 George Riley Obituary. 28 August:23. Chino, California.

1992b Fictitious Business Name Statement. 7 February:9. Chino, California.

1994 Kenneth Joe Van Der Veen. 1 December:2B. Chino, California.

2000 Fictitious Business Name Statement. 25 March:33. Chino, California.

2001a Jake J. Alewyn Obituary. 14 July:3. Chino, California.

2001b Putting Love into Action. 24 March:2. Chino, California.

2002 Harry Clarence Miersma. 23 March:23. Chino, California.

2005 Dorothy Jorritsma Obituary. 27 August:20. Chino, California.

2009a Harlan Eugene Miersma. 31 October:23. Chino, California.

2009b Case De Vries Obituaries. 4 April:21. Chino, California.

2012 George Borba, banking and dairy leader, dies. 27 October. Chino, California.

2013 Joe C. Ferreira. 6 July:21. Chino, California.

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1935 John Dillingham Obituary. 8 February:6. Pomona, California.

1945 Licensed to Wed. 20 August:11. Pomona, California.

1950 Obituary for Frederick A. Ahrens. 21 December:17. Pomona, California.

1955 Jacob-Bootsma Performed in St. Margaret's Catholic Church. 26 October:12. Pomona, California.

1958 Young Homemakers' Christmas Home Tour. 6 November:25. Pomona, California.

1959 Mary Fatima Born. 3 December:17. Pomona, California.

1961 Van Der Muelan's Engagement. 24 January:8. Pomona, California.

1962 Albert Koopman Obituary. 17 November:8. Pomona, California.

1968 Couple Renews Vows. 2 September: 25. Pomona, California.

1973 Vander Veen Birth. 26 June:13. Pomona, California.

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1908a Notice of Foreclosure Sale. 15 March:11. San Bernardino, California.

1908b Deed transfer. 26 July:9. San Bernardino, California.

1908c Deed transfer. 21 June:10. San Bernardino, California.

1912 Deed transfer. 22 February:11. San Bernardino, California.

1913 Deed transfer. 17 December:8. San Bernardino, California.

1915 Deed transfer. 30 October:8. San Bernardino, California.

1916 Stock for Ranch. 27 May:7. San Bernardino, California.

1917 Deed transfer. 14 October:22. San Bernardino, California.

1920 Deed transfer. 25 December:15. San Bernardino, California.

1923 Alfalfa property purchased for $35,000. 5 November:6. San Bernardino, California.

1925 Shanks, R. and Thomas. 5 June:9. San Bernardino, California.

1940 Leader in Cucamonga Community Succumbs. 27 August:12. San Bernardino, California.

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1983 Cecelia C. Darby Obituary. 20 February:21. Baltimore, Maryland.

The Bellingham Herald
1995 Sweitse VanDerMeulen Obituary. 16 July:14. Bellingham, Washington.

The Citrograph
1906 Filed articles of incorporation. 22 December:7. Redlands, California.

The Daily Report

1913 Deed transfer. 14 March:3. Ontario, California.

1915a Deed transfer. 20 May:8. Ontario, California.

1915b Deed transfer. 1 November:3. Ontario, California.

1915c Wed in Pomona. 8 May:4. Ontario, California.

1917 Deed transfer. 19 October:4. Ontario, California.

1918a Well Known Official. 10 June:3. Ontario, California.

1918b Well Known Local Woman is Called. 7 October:1. Ontario, California.

1921a For Sale. 21 March:3. Ontario, California.

1921b Shanks, R. and Thomas. 7 June:12. Ontario, California.

1921c Shanks, R. and Thomas. 27 June:12. Ontario, California.

1923 Funeral Rites for N.E. Fay. 5 April:2. Ontario, California.

1924 Lucas Ranching Company. 15 March:7. Ontario, California.

1931a Ontario Rancher Takes Own Life. 21 December:11. Ontario, California.

1931b Financial Grief Blamed in Death. 22 December: 16. Ontario, California.

1936 Demand Grows for Ranch Land in Nearby Area. 29 April:6. Ontario, California.

1937 Mrs. Anna E. Lewis. 29 December:6. Ontario, California.

1939 Byron C. Fulton, Early-Day Chino Developer, Dies. 21 September:1. Ontario, California.

1944a Head of Ranch Organization Taken by Death. 11 August:1. Ontario, California.

1944b Ontario Women Taken by Death. 21 March:2. Ontario, California.

1945 Chino Man Weds Pomonan. 23 August:5. Ontario, California.

1947 Anna E. Lewis. 22 December:2. Ontario, California.

1948 With the sick San Antonio Hospital. 19 August:7. Ontario, California.

1949 Alfalfa Hay. 27 January:14. Ontario, California.

1952 Permission to remove trees. 26 March:2. Ontario, California.

1953 Adopt Route 4 for Freeway. 22 June:4. Ontario, California.

1954a John Kruse. 27 September:4. Ontario, California.

1954b Legal Advertisement Notice to Creditors In the Matter of the Estate of John Kruse. 10 November:17. Ontario, California.

1960 Earl R. Lewis. 22 September:36. Ontario, California.

1961 Reformed Church Setting for Rites. 3 July:11. Ontario, California.

1966 Pleasant K. Thomas Obituary. 15 October:4. Ontario, California.

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1911 Deed transfer. 8 March:9. San Bernardino, California.

The Fresno Bee

2009 Services of Dimas Simas Costa. 17 June:B6. Fresno, California.

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1915 F.V. Lucas Dies at Home in California. 14 December:6. Cedar Rapids, Iowa.

The Idaho Statesman

1989 John Tjeerd Veenstra. 21 August:14. Boise, Idaho.

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1926 Albert Alluis purchased cattle. 2 May:174. Los Angeles, California.

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1951 Genevieve Blessent Receives Diamond from John W. Lucas. 21 August:4. Ontario, California.

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1971 Couple Recite Vows. 11 August:29. Redondo, California.

The Times-News

2008 Ida Cardoza Rocha Obituary. 3 January:24. Twin Falls, Idaho.

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APPENDIX A

Resumes of Key Personnel

Tracy A. Stropes, MA, RPA

Vice President of Cultural Resources/ Principal Archaeologist
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Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America
Association of Oregon Archaeologists

Experience

Vice President of Cultural Resources/Principal Archaeologist **March 2009–Present**
BFSA Environmental Services, a Perennial Company
Poway, California

Tracy A. Stropes has over 33 years of experience in cultural resource management, with experience in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the western United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes is a Registered Professional Archaeologist (RPA) and is on the list of archaeological consultants qualified to conduct archaeological investigations in the city and county of San Diego, county of Riverside, State of Oregon, State of Arizona, and on Arizona and California BLM lands. He has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, NRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Selected Reports/Papers

Principal Author

2023 A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California. Prepared for Ambient Pacific OCC, LLC.

2023 A Section 106 (NHPA) Historic Resource Study for The Questhaven 76 Project, San Diego County, California (APNs 223-070-007, 223-070-008, and 223-080-046). Prepared for ColRich.

2023 A Phase I Cultural Resources Survey for the Bermuda Dunes Self Storage Project, PAR220053, Riverside County, California. Prepared for FAMA Dairy.

2023 A Cultural Resources Study for 4846 Pacifica Drive, City of San Diego. Prepared for Colliers International.

2023 A Section 106 (NHPA) Historical Resources Study for the Maison's Sierra Project, City of Lancaster, California (Tract No. 27099). Prepared for Ravello Holdings, Inc.

2023 Cultural Resource Survey and Evaluation Program for the Omni Hotel Driving Range/Parking Lot Project, City of Carlsbad, California. Prepared for TRT Holdings, Inc.

2022 A Class III Historic Resources Study for the Anna Avenue Project for Section 106 Compliance, City of San Diego, California. Prepared for John Smith Earthworks, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Grand Avenue Project, Riverside County, California (APN 379-060-005). Prepared for TriPointe Homes

2022 A Section 106 (NHPA) Historic Resources Study for the Boulder Springs North Project, Riverside County, California (TTMs 31243, 31244, and 31245; APNs 321-020-027, -028, -029, and -030 and 321-130-047 and -048). Prepared for KB Home.

2022 A Section 106 (NHPA) Historical Resources Study for the Alpine Rancho Palo Verde Project, San Diego County, California (SPL-219-00698-CJA). Prepared for Schindler Real Estate Services, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Cumming Ranch Project, San Diego County, California (APNs 282-010-08, -30, -34, and -43; 283-011-06; 283-021-01 and -02; 283-022-02; 283-041-25 and -26; and 283-051-01). Prepared for 805 Properties.

2021 A Section 106 (NHPA) Historic Resources Study for the Gatchell Road Project, San Diego County, California (Project No. 100203). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historic Resources Study for Site CA-SDI-11,934/H, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historical Resources Study for the Renaissance Ranch Project, Riverside County, California (SPL-2004-01431-JPL). Prepared for Richland Developers, Inc.

2021 A Phase I Cultural Resource Survey for the Coppel Remodel & Addition Project, La Jolla, California. Prepared for Marengo Morton Architects, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CAB-20-1, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 Cultural Resources Study for 7951 Paseo Del Ocaso, La Jolla, California. Prepared for Aidlin Darling Design.

2021 Cultural Resources Study for the Secret Hills Ranch Project, San Diego County, California (PDS2020-LDGRMJ-30253, APN 520-060-18)

2021 Cultural Resources Study for the UCLA Cedar Suites and Willow Creek Staff Housing Project, Lake Arrowhead, San Bernardino County, California. Prepared for T&B Planning, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CA-SDI-13,884, San Diego County, California (APN 532-520-13). Prepared for the National Park Service.

2021 A Cultural Resources Study for the UCLA Glamping Facility Project, Lake Arrowhead, San Bernardino County, California. Prepared for UCLA Capital Programs.

2021 Archaeological Test Results for 2596 Chalcedony Street, San Diego, California. Prepared for Colliers International.

2021 Cultural Resources Study for the 12247 Elliott Avenue Project, Los Angeles County, California. Prepared for EPD Solutions.

2021 A Section 106 (NHPA) Historic Resources Study for the Roquet Ranch Project, City of Colton, San Bernardino County, California (Tentative Tract Map No. 19983; APNs 116-701-101, -102, 116-702-101, -105, -121, -122, -123, and 116-703-118). Prepared for Sunmeadows, LLC.

2020 A Section 106 (NHPA) Historical Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California (SPL-2020-00176). Prepared for Ocean Breeze Ranch, LLC.

2020 Cultural Resource Monitoring Report for the Encinitas Beach Hotel Project, Encinitas, California. Prepared for JMI Realty, LLC

2020 A Section 106 (NHPA) Historic Resources Study for the Pacifica Estates Project, Fallbrook, San Diego County, California. Prepared for Jose Islas.

2020 A Section 106 (NHPA) Historic Resources Study for the Hidden Valley Ranch Project, SPL-2004-01124, City of Poway, California. Prepared for Barbara Malone.

2020 A Section 106 (NHPA) Historic Resource Study for The Farms in Poway Project, Poway, San Diego County, California (APNs 273-110-070, -080, and -180). Prepared for Kevin McNamara.

2020 A Phase I and II Cultural Resources Assessment for the Hansen Lot Split Project, TPM 37655, Riverside County, California. Prepared for Forest Hansen.

2020 Cultural Resources Study for the West Coast Cold Storage Project, City of Jurupa Valley, County of Riverside (APNs 178-140-010 and -018). Prepared for

2020 Cultural Resources Study for the 340 East Bradley Avenue Project, San Diego County, California (PDS2021-LDGRMJ-30346). Prepared for A N1-Mart, LLC.

2019 Archaeological Monitoring Report for the Atwell Phase 1A Project (formerly Butterfield Specific Plan), City of Banning, Riverside County, California. Prepared for Pardee Homes.

2019 A Cultural Resource Assessment for the Glen Circle Project, Poway, California. Prepared for MDD Homes.

2019 Cultural Resources Survey for the Highlands at Warner Springs and Off-Site Fire Access Road Project, Warner Springs, San Diego County, California. Prepared for Warner Springs Estates, LLC.

2019 A Cultural Resources Assessment for the 8801 East Marginal Way Project, City of Tukwila, King County, Washington. Prepared for CenterPoint Properties Trust.

2019 Cultural Resource Monitoring Report for the 7980 Park Village Road Emergency Repair Project, San Diego, California. Prepared for Orion Construction Corporation.

2019 Mitigation Monitoring and Reporting Program for the Harmony Grove Village, San Diego County, California. Prepared for Lennar – San Diego Division.

2019 Cultural Resource Monitoring Report for the Price-Cohen Residence Project, 2045 Lowry Place, La Jolla, California 92037. Prepared for Lena Price and Thomas Cohen.

2019 A Section 106 (NHPA) Historic Resources Study for the Melrose Drive Widening Project, City of Oceanside, California. Prepared for California West Communities.

2019 A Cultural Resources Study for the Majestic Chino Heritage Project, City of Chino, San Bernardino County, California. Prepared for T&B Planning, Inc.

2019 Cultural Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California. Prepared for Ocean Breeze Ranch, LLC.

2019 Mitigation Monitoring and Reporting Program for the Arthofer Residence Project, 1890 Viking Way, La Jolla, California. Prepared for Frank and Sharon Arthofer.

2019 A Phase I and II Cultural Resources Assessment for the Greentree Ranch Project, Riverside County, California. Prepared for T&B Planning, Inc.

2018 A Section 106 (NHPA) Historic Resources Study for the Escondido Country Club Project, SPL-2018-00135-CJA, City of Escondido, California. Prepared for New Urban West, Inc.

2018 A Phase I Cultural Resources Study for the North County Plaza Project, Carlsbad, California. Prepared for Planning Systems, Inc.

2018 Cultural Resources Addendum Report for the Ivey Palms Project, Thousand Palms, Riverside, California. Prepared for T&B Planning, Inc.

2017 Cultural Resource Monitoring Report for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037. Prepared for Steve and Lisa Altman.

2017 Cultural Resources Study for the Escondido Country Club Project, City of Escondido, California. Prepared for New Urban West, Inc.

2017 A Class III Archaeological Study for the Tract 28859 Project for Section 106 Compliance. Prepared for Menifee 28859, LLC.

2016 A Section 106 (NHPA) Historic Resources Study for the Lake Ranch Project, TR 36730, Riverside County, California.

2016 Mitigation Monitoring and Reporting Program for the Imperial Beach Bikeway Village Project, 536 13th Street and 535 Florence Street, Imperial Beach, California. Prepared for Bikeway Village, LLC.

2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California. Prepared for Shea Homes.

2015 A Class III Historic Resource Study for the Miramar Clearwell Improvements Project, San Diego, California. Prepared for Global Environmental Permitting, Inc.

2015 A Class III Historic Resource Study for the College Boulevard Project, Carlsbad, California. Prepared for Bent West, LLC.

2015 A Class III Archaeological Study for the Parkside Project for Section 106 Compliance, Riverside County, California. Prepared for Lennar Corporation.

2015 A Cultural Resource Assessment for the Zhao Residence Project, Poway, California (275-240-66). Prepared for Pacific Sotheby's International Realty.

2014 Phase I Cultural Resources Survey for the Utah Trail Project, County of San Bernardino, California (APNs 621-281-22 through 621-281-25). Prepared for Ecos Energy, LLC.

2014 Phase I Archaeological Assessment for the Sky Canyon Project (PP25309), Riverside County, California. Prepared for Rocky Snider California Project Management Office.

2014 Phase I Cultural Resources Survey for the Shoshone Valley Road Project, County of San Bernardino, California (APNs 613-233-01, -02, -03, -04, -27, -28, -29, and -30). Prepared for Ecos Energy, LLC.

2014 Phase I Cultural Resources Survey for the Nuevo 055 Project, Community of Nuevo, County of Riverside. Prepared for Ecos Energy, LLC.

2014 A Phase I Cultural Resource Study for the Bourgeoios Project, Poway, California. Prepared for Bill Yen & Associates, Inc.

2014 A Cultural Resources Survey for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California. Prepared for Zephyr Partners.

2014 Cultural Resource Monitoring Report for the Sewer Group 723 Project, San Diego, California. Prepared for
Ortiz Corporation.

2013 A Phase I Cultural Resource Study for the Rogers Tierra Bonita Project, Poway, California. Prepared for John D. Fitch & Associates.

2013 A Cultural Resource Assessment Update for the Girard Townhome Project, TR 35477, Riverside County, California. Prepared for G8 Development, Inc.

2013 Phase I Archaeological Assessment for the Ridge Park Project, City of Temecula, California. Prepared for Ambient Communities.

2013 A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project, Riverside County, California. Prepared for CV Communities.

2013 Phase I Archaeological Assessment for the Bixby Highgrove Project (TTM 36437), Riverside County, California. Prepared for T&B Planning, Inc.

2013 A Class III Cultural Resources Study for the Ramona Ranch Affordable Housing Project for Section 106 Compliance, San Diego County, California. Prepared for AMCAL Multi-Housing, Inc.

2013 Phase I Archaeological Assessment for the Yates Road Project (TTM 36437), Riverside County, California. Prepared for CV Communities, LLC.

2013 A Cultural Resources Survey and Evaluation Program for the Warner Ranch Project, San Diego County, California. Prepared for HP Warner Ranch, LP.

2013 A Phase I Cultural Resource Assessment for TPM 36585, Riverside County, California. Prepared for GF Real Estate Services.

2013 A Class III Cultural Resources Study for TR 31597 and TR 32627, Riverside County, California. Prepared for Standard Pacific Homes.

2013 Phase I Cultural Resources Survey for the Sunny Cal Project, City of Beaumont, County of Riverside. Prepared for CV Communities, LLC.

2013 A Class III Cultural Resources Study for The Sierra Bella Project for Section 106 Compliance, Riverside County, California. Prepared for Forestar Corona, LLC.

2013 A Class III Cultural Resources Study for the Moosa Creek Mitigation Bank Project. Prepared for a Creek LLC.

2013 Archaeological Survey of the Rohmiller Residence for a Bulletin 560 Permit Application, 2350 Calle De La Garza, La Jolla, California 92037 (APN 346-180-22). Prepared for Architect Mark D. Lyon, Inc.

2013 Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California. Prepared for New Urban West, Inc.

2013 Phase I Cultural Resources Survey for the Hope Harbor Project, Riverside County, California. Prepared for Medhat Rofael.

2013 Archaeological Survey of the Liske Residence, La Jolla, California. Prepared for ECEGC Inc.

2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps Nos. 36484 and 36485, Audie Murphy Ranch. Prepared for Brookfield Residential.

2013 A Phase I Cultural Resources Study For the 401 West Ash Street Project San Diego, California. Prepared for PierPoint Legacy Holdings, LLC.

2013 Cultural Resource Test Plan for the Ten on Columbia Project, San Diego, California. Prepared for InDev, Inc.

2013 Phase I Cultural Resources Survey for the Washington Avenue Project, City of Murrieta, California. Prepared for Coastal Land Solutions.

2012 Phase I Cultural Resources Survey for the Wildomar 23 Project, Riverside County, California. Prepared for Lennar.

2012 A Class III Cultural Resources Study for the USGS Creepmeter Project. Prepared for Bureau of Land Management, El Centro Office.

2012 Mitigation Monitoring Report for the for the Johnston Residence Project, La Jolla, California. Prepared for Heather Johnston.

2012 A Phase I Cultural Resource Study for the Howell Residence Project, Poway, California. Prepared for Cal Howell.

2012 Cultural Resource Monitoring Report for the Sewer and Water Group 799 Project. Prepared for Burtech Pipeline.

2012 A Phase I Cultural Resources Study For the Villa Hermosa Project San Diego, California. Prepared for David Chow.

2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California. Prepared for Landmark Engineering.

2012 A Phase I Cultural Resource Study for the El Camino Real Widening Project, Carlsbad, California. Prepared for Planning Systems.

2012 A Phase I Cultural Resource Study for the Encore Trust Project, La Jolla, California. Prepared for Metcalf Development and Consulting.

2012 A Phase I Cultural Resource Study for the Andres Residence Project, La Jolla, California. Prepared for Engineering Design Group.

2012 Phase I Cultural Resources Survey for the Diamond Springs Project, Riverside County, California. Prepared for Benjamin J. Stables III, B 3 Consulting.

2012 A Phase I Cultural Resource Study for the ActivCare at Mission Bay Project, San Diego, California. Prepared for ActivCare Living, Inc.

2012 Mitigation Monitoring Report for the Water Group 790 Project, City of San Diego, California. Prepared for Orion Construction Corporation.

2012 Results of the Mitigation Monitoring Program for the Mission Brewery Villas Project, City of San Diego, California. Prepared for Eilar Associates, Inc.

2012 Cultural Resource Monitoring Report for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Morton Architects Inc.

2012 Cultural Resource Monitoring Report for the Sunset Cliffs Trunk Sewer Project, City of San Diego, California. Prepared for KTA Construction.

2012 Mitigation Monitoring Report for the Sewer Group 682M Project, City of San Diego, California. Prepared for BRH Garver.

2012 Cultural Resource Monitoring Report for the Pelberg Residence Project, City of San Diego, California. Prepared for Linda and Art Pelberg.

2012 Cultural Resource Monitoring Report for the Rose Creek Bikeway Bridge Project, City of San Diego, California. Prepared for Flatiron West, Inc.

2011 Mitigation Monitoring Report for the South Mission Valley Trunk Sewer Project, City of San Diego, California. Prepared for HPS Mechanical, Inc.

2011 A Class III Cultural Resources Study for the La Dama de Oro Project, San Bernardino County, California. Prepared for Mohave Gold Mining & Exploration, Inc.

2011 Mitigation Monitoring Report for the Jacobs Health Care Facility Project, City of San Diego, California. Prepared for Jacobs Health Care, LLC.

2011 A Phase I Cultural Resources Study For the Rowland Auto Dismantling Project, City of San Diego, California. Prepared for David Rowland.

2011 A Phase I Cultural Resource Study for the Dye Residence Project, La Jolla, California. Prepared for Eric Dye.

2011 Phase I Cultural Resources Survey for the Santa Rosa Academy Project, Riverside County, California. Prepared for Santa Rosa Academy Charter School c/o Bradley Burke Competitive Edge Development, LLC.

2011 Cultural Resource Data Recovery Study for SDI-4606 Locus B for Saint Gabriel's Catholic Church, Poway, California. Prepared for Saint Gabriel's Catholic Church.

2011 A Phase I Cultural Resource Study for the Nooren Residence Project, La Jolla, California. Prepared for Jack Nooren.

2011 Mitigation Monitoring Report for the Sewer and Water Group 768 Project, City of San Diego, California. Prepared for Ortiz Corporation.

2011 Cultural Resource Test for the 10th Avenue Parking Lot Project, City of San Diego, California. Prepared for 11th and B Investment Associates, LLC.

2011 A Cultural Resources Study for the Ampudia Lot Project, City of San Diego, California. Prepared for Venture Pacific Commercial Services, Inc.

2011 A Phase I Cultural Resource Study for the Hyde Residence Project, La Jolla, California. Prepared for Paul and Denise Hyde.

2011 A Phase I Cultural Resource Study for the Fialko Residence Project, La Jolla, California. Prepared for Thomas Armstrong Construction, Inc.

2011 Mitigation Monitoring Report for the Sewer Group 682M Project, City of San Diego, California. Prepared for HTA Engineering & Construction Inc.

2011 A Phase I Cultural Resource Study for the Butterfield Residence Project, La Jolla, California. Prepared for Geotechnical Exploration, Inc.

2011 A Cultural Resource Monitoring Report for the Eichen Residence Project, San Diego, California. Prepared for Steigerwald-Dougherty, Inc.

2011 Phase I Cultural Resources Survey for the Galway Downs Project, Riverside County, California. Prepared for Trip Hord.

2011 Cultural Resource Monitoring Report for Rancho Bella Vista Phase IV (TR 31871), Riverside County, California. Prepared for Lennar Inland Division.

2011 Cultural Resource Monitoring Report for the Salvation Army Vehicle Storage Area Demolition Project. Prepared for The Salvation Army General Counsel.

2011 A Phase I Cultural Resource Study for the Kates Residence Project, La Jolla, California. Prepared for Brad and Shannon Kates.

2011 A Phase I Cultural Resource Study for the Kralik Residence Project, La Jolla, California. Prepared for John Kralik.

2010 An Archaeological Monitoring Report for the Cricket Cell Tower Project (Permit # 3399 06-032), San Diego County, California. Prepared for Ken Hayes.

2010 A Cultural Resources Study for the 47th Street Warehouse Project City of San Diego, California, Project No. 190957. Prepared for 47th Street Properties.

2010 A Cultural Resource Study for the Dickenson Ranch Project, San Bernardino County, California. Prepared for Dickenson and Son Property Management and Investments.

2010 A Phase I Cultural Resources Survey for the Young Family Trust Lot Split Project City of Escondido, California. Prepared for Young Family Trust.

2010 An Archaeological Monitoring Report for the Jamul Rural Fire Station Auxiliary Access Road Project, San Diego County, California. Prepared for TCB.

2010 Cultural Resource Survey and Evaluation Program for the Citracado Parkway Extension Project, City of Escondido, California. Prepared for AECOM.

2010 Phase I Cultural Resources Survey for the Sycamore Creek Specific Plan No. 256 Amendment No. 2, Riverside County, California. Prepared for T&B Planning.

2010 A Phase III Cultural Resource Data Recovery Program for CA-SDI-16,986, Hidden Meadows, San Diego County, California (TPM 20794). Tuscan Ridge, LLC.

2010 Historic Properties Treatment Plan for the Talega (64 Area) 12kV Conversion Project Marine Corps Base Camp Pendleton San Diego County California. Prepared for Synergy Electric Company, Inc.

2010 A Cultural Resources Survey and Evaluation Program for the Highlands at Warner Springs Project, Warner Springs, San Diego County, California. Prepared for Warner Springs Estates, LLC.

2010 A Cultural Resources Literature Review for the 11099 North Torrey Pines Road Project, San Diego, California. Prepared for Touchstone Investments.

2010 A Phase I Cultural Resources Survey for the San Jacinto Poultry Ranch Storage Building Project, San Jacinto, California. Prepared for Moark, LLC.

2010 A Phase III Cultural Resource Data Recovery Program for SDI-16986, Hidden Meadows, San Diego, California (TPM 20794). Prepared for Tuscan Ridge, LLC.

2010 Cultural Resources Study for the Dos Colinas Project, Carlsbad, California. Prepared for Dos Colinas, LLC.

2010 A Phase I Archaeological Survey of the Greater Alpine Fire Safe Council Horsethief Vegetation Management Project. Prepared for the Greater Alpine Fire Safe Council.

2010 A Phase I Cultural Resource Study for the Moses Residence Project, La Jolla, California. Prepared for Brian Moses.

2010 Pottery Canyon Site Archaeological Evaluation Project City of San Diego, California. Prepared for the City of San Diego Park and Recreation Department.

2010 A Phase I Cultural Resource Study for the Shabaz Residence Project, La Jolla, California. Prepared for Negar Shabaz.

2009 A Phase I Cultural Resources Study for the Kramer 453 Project, San Bernardino County, California. Prepared for LightSource Renewables LLC.

2009 A Cultural Resources Study for the Hronopoulus Residence Project, City of San Diego, California. Prepared for Andreas Hronopoulus.

2009 A Cultural Resources Monitoring Report for the East Point Loma Trunk Sewer Project, San Diego, California. Prepared for Southern California Soil and Testing.

2009 A Cultural Resources Study for the McKean SDP Project. San Diego, California.

2009 An Archaeological Assessment for the Rivera-Placentia Project, City of Riverside, California.

Prepared for Riverside Construction Company.

2009 Cultural Resource Data Recovery Plan for the North Ocean Beach Gateway Project. Prepared for the City of San Diego and KTU+A.

2009 Cultural Resource Letter Report for the Borrego Substation Feasibility Study, Borrego Springs, California. Prepared for RBF Consulting.

2009 A Cultural Resource Study for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Martin Architects Inc.

2009 A Cultural Resource Report for the Central Feeder Connection Project, San Bernardino, California. Prepared for Albert A. Webb and Associates.

2009 A Cultural Resource Report for the Clay Street Connection Project, Riverside, California. Prepared for Albert A. Webb and Associates.

2009 A Cultural Resource Report for the Green Hills Project, San Diego County, California. Prepared for Atlas Investments, LLC.

2009 A Cultural Resource Report for the La Sierra Pipeline Project, Riverside, California. Prepared for Albert A. Webb and Associates.

2009 Cultural Resources Monitoring Report for the East Point Loma Trunk Sewer Project. Prepared for Southern California Soil & Testing.

2009 A Cultural Resource Report for the Mockingbird Connection Project, Riverside, California. Prepared for Albert A. Webb and Associates.

2009 A Cultural Resource Report for the Mesquite Lake Treatment Plan Project, Imperial County, California. Prepared for Albert A. Webb and Associates.

2008 Phase I Cultural Resource Survey for the 28220 Highridge Road Development Project, Rancho Palos Verdes, California. Prepared for REC Development.

2008 Wild Goose Expansion 3 Project Butte County, California Colusa County, California. Prepared for Niska Gas Storage LLC.

2008 Class III Cultural Resource Survey for the Burlington Northern Santa Fe Four Railway Bridge Renewal Project, San Bernardino County, California. Prepared for BNSF Railway Company.

2008 I-80 Colfax Site Cultural Resource Records Search Report, Placer County, California. Prepared for Granite Construction Company.

2008 I-80 Gold Run Site Cultural Resource Records Search Report, Placer County, California. Prepared for Granite Construction Company.

2008 Cultural Resource Monitoring at 31431 Camino Capistrano, San Juan Capistrano, California. Prepared for Herman Weissker, Inc.

2008 Cultural Resource Inventory for the Snow White Pumice Mine, Hinkley, California. Prepared for U.S. Mining and Minerals Corporation.

2007 Nodule Industries of North Coastal San Diego: Change and Stasis in 10,000 Years of Lithic

Technology. Masters thesis on file, San Diego State University.

2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.

2007 Phase I Archaeological Assessment for APN 104-200-09, Beaumont, California. Prepared for Mary Chan.

2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.

2006 Carlsbad Municipal Golf Course Data Recovery Program for CA-SDI-8694, and Indexing and Preservation Program Study for CA-SDI-8303 and CA-SDI-8797 Locus C, City of Carlsbad, California. Prepared for City of Carlsbad.

2005 Grand Pacific Resorts Data Recovery and Index Sample Program for CA-SDI-8797, Area A, City of Carlsbad, California. Prepared for Grand Pacific Resorts Inc.

2004 "Near the Harris Site Quarry" Cultural Resource Data Recovery and Preservation Program for CA-SDI-13028, San Diego County, California. Prepared for Harbrecht Development, L.P.

2004 Cultural Resource Survey and Boundary Test Report for the Lilac Ranch Project, San Diego County, California. Prepared for Empire Companies.

2003 Cultural Resource Data Recovery and Preservation Program for CA-SDI-12027, San Diego County, California. Prepared for Harbrecht Development Inc.

2002 Data Recovery Program for the Pacbell Site CA-SDI-5633, San Marcos, California. Prepared for Joseph Wong Design Associates.

2001 McCrink Ranch Cultural Resource Test Program Additional Information for Selected Sites, San Diego County, California. Prepared for Shapouri & Associates.

2001 The Quail Ridge Project Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning, Inc.

2000 Cultural Resource Survey and Evaluation for the North Sand Sheet Full Buildout Program, Owens Lake, California. Prepared for CH2MHill.

1995 Final Report: Archaeological Investigations Conducted for the Abalone Cove Dewatering Wells, City of Rancho Palos Verdes Los Angeles County, California. Prepared for the City of Rancho Palos Verdes, Environmental Services.

1995 Final Report: A Class III Intensive Survey of a 100-Acre Sand and Gravel Mining Area, Imperial County, California. Prepared for the Lilburn Corporation.

1994 Final Report: Data Recovery Excavations at Five Late Prehistoric Archaeological Sites Along the Los Trancos Access Road, Newport Coast Planned Community, Orange County, California. Prepared for the Coastal Community Builders, a division of The Irvine Company.

Contributing Author

2019 Cultural Resources Study for the 3868-3900 Sepulveda Boulevard Project, City of Culver City, Los Angeles County, California. Prepared for Sepulveda Suites, Inc.

2019 Final Archaeological Data Recovery and Mitigation Monitoring Program for the Westin Hotel and Timeshare Project, City of Carlsbad, California. Prepared for Grand Pacific Resorts, Inc.

2019 Cultural Resources Study for the Commerce Logistics Center Project, 5200 Sheila Street, Commerce, California 90040. Prepared for T&B Planning, Inc.

2019 A Section 106 (NHPA) Historic Resource Study for the McElwain Project (SPL-2019-00565), Murrieta, Riverside County, California. Prepared for Murrieta Development II, LLC.

2019 Phase II Cultural Resource Study for the McElwain Project, City of Murrieta, California. Prepared for Murrieta Development II, LLC.

2018 A Phase I and II Cultural Resources Assessment for the Emerald Acres Project, Winchester, Riverside County. Prepared for T&B Planning, Inc.

2018 A Cultural Resources Monitoring Report for the Golden City Project, Tracts 28532-1, -2, -3, -4, and -5 and Tract 34445, City of Murrieta, California. Prepared for North Murrieta Community, LLC.

2018 An Archaeological/Historical Study for the Citracado Business Park West Project, City of Escondido. Prepared for Pacific Harmony Grove Development.

2015 Cultural Resource Survey and Evaluation Program for the Westin Hotel and Timeshare Project, City of Carlsbad, California. Prepared for Grand Pacific Resorts, Inc.

2015 A Class III Cultural Resource Study for the Habitat for Humanity Project, Perris, California. Habitat for Humanity Inland Valley.

2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California. Prepared for Prepared for Ecos Energy, LLC.

2014 An Extended Phase I Cultural Resource Assessment for the Belvedere-Webster Project, City of Poway, California (APN 323-010-26-00). Prepared for Webster Realty Group.

2014 Cultural Resources Study for the Brook Forest Conservation Bank Project, Valley Center, San Diego County, California. Prepared for Brook Forest, LLC.

2014 A Phase I Cultural Resource Study for the Crystal View Lane Project, Poway, California. Prepared for Mark Catrambone.

2014 Cultural Resource Assessment for the Muscat Project, Poway, California (TPM 13-002; APN 278-180-44). Prepared for Mr. Ed Muscat.

2014 An Extended Phase I Cultural Resource Assessment for the Mulholland Highway Improvement Project, Cities of Calabasas and Los Angeles, Los Angeles County, California. City of Calabasas Public Works Department.

2014 Mitigation Monitoring Report for the 9th and Broadway Project, City of San Diego. Prepared for Bridge Housing Corporation.

2013 Cultural Resource Test Plan for the Cisterra Sempra Tower Project San Diego, California. Prepared for Eilar Associates, Inc.

2013 A Section 106 (NHPA) Cultural Resources Study for the Toscana Project, Riverside County, California. Prepared for Forestar Toscana, LLC.

2013 Cultural Resource Test Plan for the Gaslamp Hotel Project. Prepared for The Robert Green Company.

2012 Cultural Resource Test Plan for the Pinnacle International 15th and Island Project. Prepared for Pinnacle International.

2012 Cultural Resource Test Plan for the Horton Plaza Park Improvement Project. Prepared for the City of San Diego.

2012 Mitigation Monitoring Report for the T-Mobile West, LLC Telecommunications Candidate SD02867C (Presidio Park). Prepared for Michael Brandman Associates.

2012 Cultural Resource Test Plan for the Old Police Headquarters Project. Prepared for Terramar Retail Centers.

2012 Cultural Resource Test Plan for the Knight Residence Project. Prepared for Mr. Dennis Knight.

2012 Cultural Resource Test Plan for the 9th and Broadway Project. Prepared for Bridge Housing Corporation.

2012 Cultural Resource Test Plan for the Blue Sky Project. Prepared for Gray Development.

2011 An Archaeological Study for 1887 Viking Way Project, La Jolla, California. Prepared for Island Architects.

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APPENDIX B

Site Record Forms

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

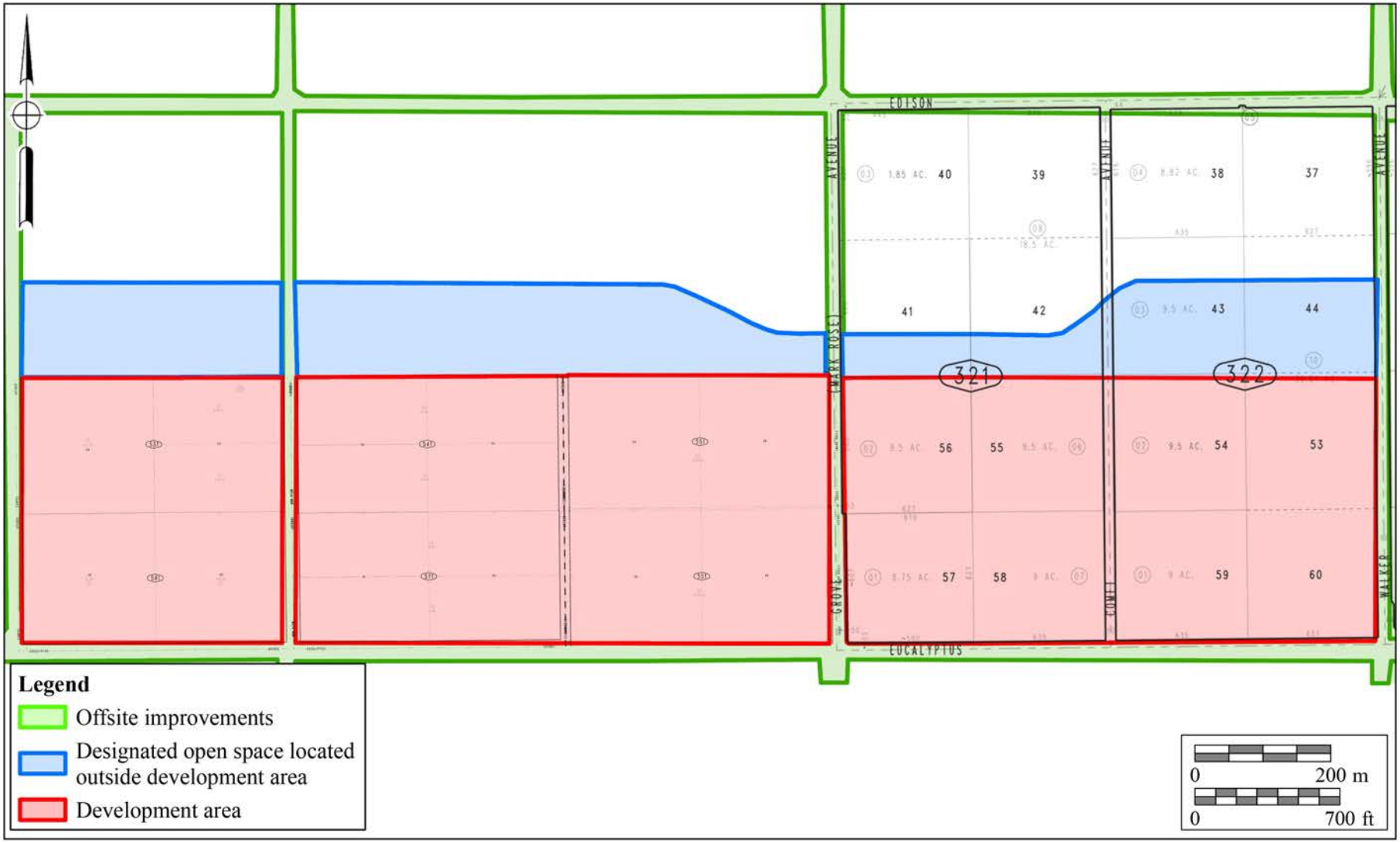
APPENDIX E

Confidential Maps

(Deleted for Public Review; Bound Separately)

APPENDIX F

Historic USGS Topographic and Current Assessor's Parcel Maps



BFSA Environmental Services
A Perennial Company

Figure 5

Current Assessor's Parcel Map

The Eucalyptus Business Park Specific Plan Project



BFSA Environmental Services
A Perennial Company

Figure 1

1942 USGS Map

The Eucalyptus Business Park Specific Plan Project

USGS *Corona* and *Cucamonga* Quadrangles (15-minute series)

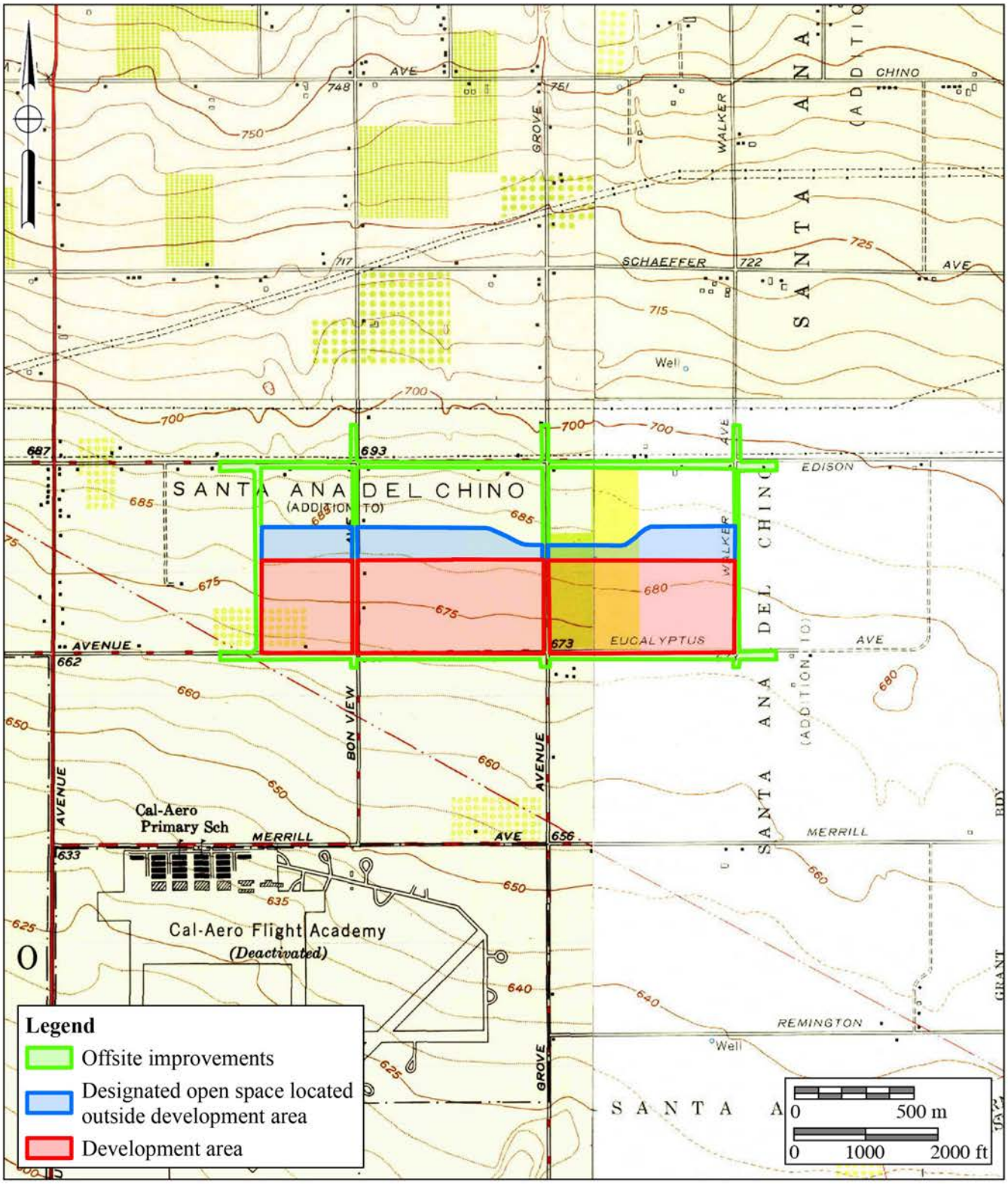


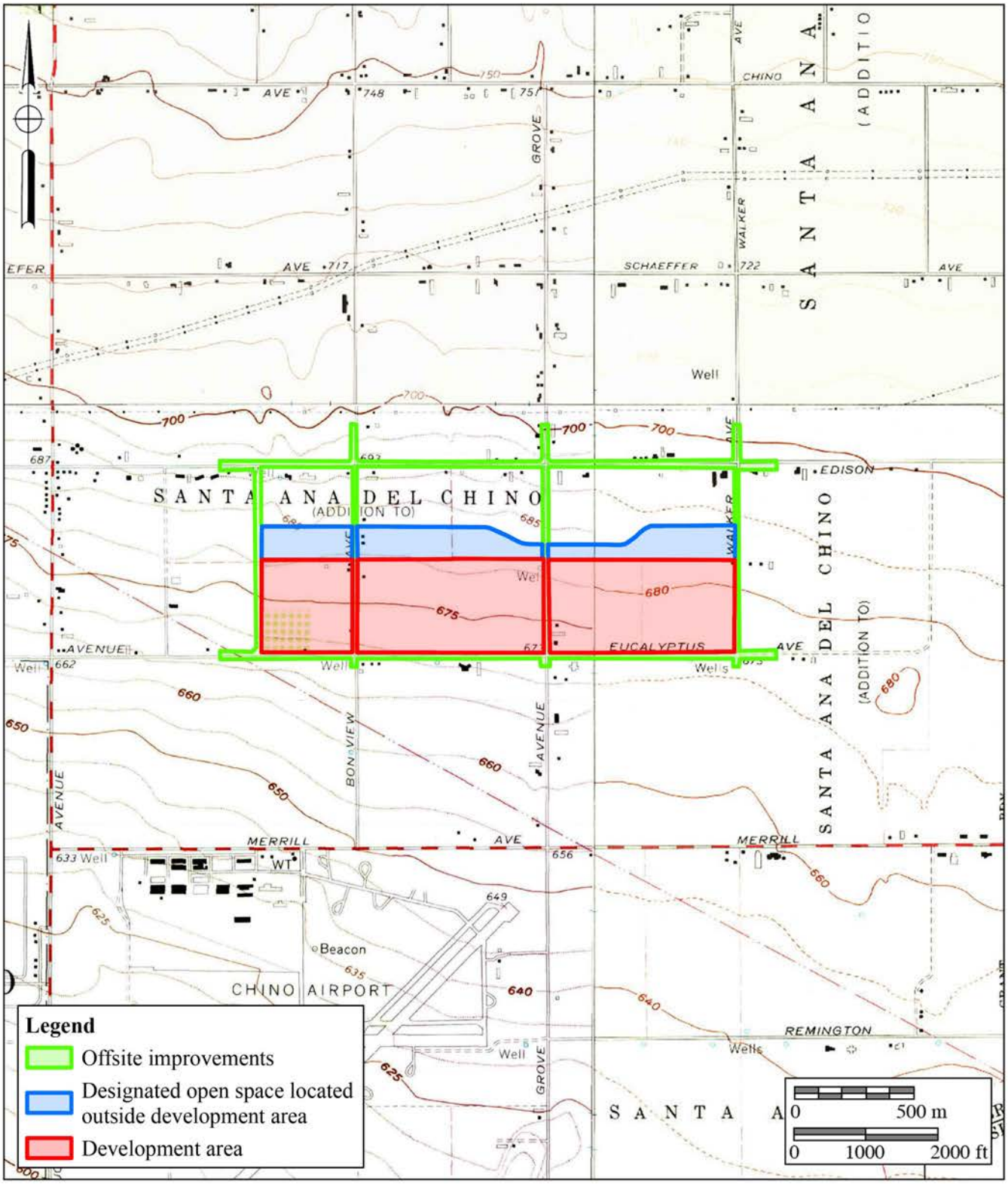
Figure 2

1954 USGS Map

The Eucalyptus Business Park Specific Plan Project

USGS *Prado Dam*, *Corona North*, *Guasti*, and *Ontario* Quadrangles (7.5-minute series)

BFSA Environmental Services
A Perennial Company

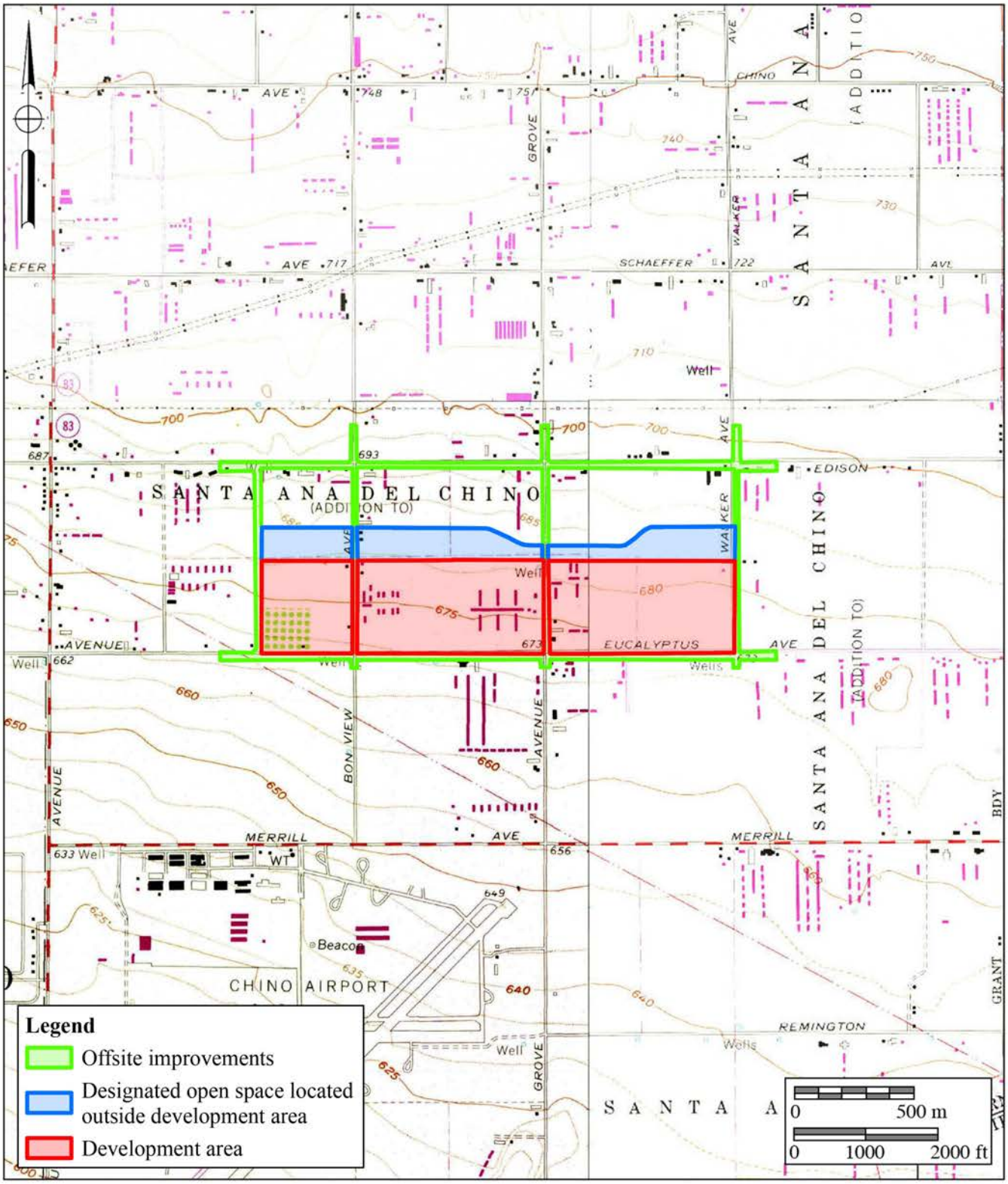


BFSA Environmental Services
A Perennial Company

Figure 3
1967 USGS Map

The Eucalyptus Business Park Specific Plan Project

USGS *Prado Dam*, *Corona North*, *Guasti*, and *Ontario* Quadrangles (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Figure 4
1975 USGS Map

The Eucalyptus Business Park Specific Plan Project

USGS *Prado Dam*, *Corona North*, *Guasti*, and *Ontario* Quadrangles (7.5-minute series)

APPENDIX G

Table 3.2–1

Table 3.2–1

Cultural Resources Identified within the Eucalyptus Business Park Specific Plan Project

APN	Address	Resource Description	Site Number	Date Constructed
1053-581-03	7634 and 7556 Eucalyptus Avenue	Two single-family residences, one detached garage, one ancillary structure, and foundation remnants	Temp-1	By 1935 single-family residence (7634 Eucalyptus Avenue), ancillary structure, foundation remnants; 1977 single-family residence (7556 Eucalyptus Avenue); 1994 to 1998 detached garage (7556 Eucalyptus Avenue); By 1998 carport attached to northern portion of the 7634 Eucalyptus Avenue single-family residence
1053-581-04	14330 Bon View Avenue	Single-family residence and barn	Temp-2	1959 single-family residence and barn; 1973 to 1979 pre-manufactured mobile home addition to barn; 1994 to 1998 pole barns attached to barn; 2011 to 2013 pole barns attached to the barn were removed and a new pole barn was attached; 2013 to 2017 all 1990s-era pole barns removed.
1053-531-02, -03, and -04	14366, 14316, and 14306 Bon View Avenue	Two single-family residences, barn/outbuilding, shed, pole barn, and three ancillary structures	Temp-3	1925 single-family residence (14316 Bon View Avenue); circa 1935 shed; 1935 to 1946 long, rectangular ancillary structure; 1946 to 1948 barn/outbuilding; 1948 to 1959 addition to barn/outbuilding; circa 1959 single-family residence (14306 single-family residence); 1968 to 1973 two ancillary structures and three pole barns; 1985 to 1989 addition to barn/outbuilding; 1989 to 1994 addition to barn/outbuilding; 2019 addition to barn/outbuilding
1053-541-01, -02 and 1053-571-01	14451, 14457, 14343, and 14353 Bon View Avenue	Three single-family residences, two detached garages, a dairy farm (one milking parlor, one carport, one hay storage structure,	Temp-4	1912 single-family residence (14353 Bon View Avenue); By 1966 detached garage (14353 Bon View Avenue); 1966 to 1968 single-family residence and detached garage

APN	Address	Resource Description	Site Number	Date Constructed
		and several pole barns), and two standpipes		(14343 Bon View Avenue); 1970 single-family residence (14451 Bon View Avenue) and dairy farm (milking parlor, carport, and hay storage structure); 1973 to 1977 two pole barns; 1987 to 1994 addition to carport; 2020 addition to detached garage (14353 Bon View Avenue)
1053-351-01 and -02	14213, 14239, 14297, and 14283 Bon View Avenue	Three single-family residences, two detached garages, and a dairy farm (milking parlor, ancillary structure, hay storage structure, and several pole barns)	Temp-5	1912 single-family residence (14213 Bon View Avenue); By 1938 ancillary structure; 1959 to 1966 single-family residences and detached garage (14297 and 14283 Bon View Avenue); 1961 milking parlor (14239 Bon View Avenue); 1959 to 1968 detached garage (14213 Bon View Avenue); 1966 to 1968 addition to 14213 Bon View Avenue single-family residence; 1968 to 1973 addition to milking parlor; 1973 to 1977 hay storage structure
1053-551-01	14400 South Grove Avenue	Single-family residence, detached garage, and dairy farm (milking parlor, ancillary structure, and several pole barns)	Temp-6	1972 single-family residence and milking parlor; 1968 to 1973 ancillary structure and three pole barns; 1973 to 1975 one pole barn; 1979 to 1980 detached garage
0216-321-01 and -07	14441 and 14474 South Grove Avenue	Two single-family residences, one detached garage, and dairy farm (milking parlor, several pole barns, and one ancillary structure)	Temp-7	1959 to 1966 single-family residence and detached garage (14474 South Grove Avenue), milking parlor, and two pole barns; 1966 to 1968 single-family residence (14441 South Grove Avenue) and one ancillary structure; 1973 to 1975 four pole barns; Northern addition to milking parlor at unknown date

APN	Address	Resource Description	Site Number	Date Constructed
0216-321-02 and -06	14361 South Grove Avenue	Single-family residence, detached garage, and dairy farm (milking parlor, two ancillary structures, several pole barns)	Temp-8	1968 to 1973 single-family residence, detached garage, milking parlor, two ancillary structures, two pole barns; 1973 to 1975 five pole barns; 1975 to 1980 three pole barns; 2015 to 2016 north addition to the milking parlor; 2021 to 2022 removal of a portion of the roof of the milking parlor
0216-322-10	14350 Walker Avenue and 8485 Edison Avenue	Two single-family residences, two detached garages, and a dairy farm (milking parlor, one ancillary structure, and several pole barns)	Temp-9	1959 to 1966 single-family residences and detached garages (14350 Walker Avenue and 8485 Edison Avenue), milking parlor; 1966 to 1968 ancillary structure and six pole barns; 1968 to 1973 two pole barns; 1973 to 1975 one pole barn
0153-371-01, -02, and 1053-531-01	7587-7697 Edison Avenue	Two single-family residences, two detached garages, and a dairy farm (milking parlor, farm equipment storage building, ancillary structures, and several pole barns)	Temp-10	1915 single-family residence and detached garage (7697 Edison Avenue); 1950 farm equipment storage building; circa 1966 pole barn and two silos; 1965 milking parlor, single-family residence and detached garage (7587 Edison Avenue); circa 1973 pole barns and storage shed; post-1980 ancillary structures and pole barn
1053-361-01 to -03	7721-7891Edison Avenue and 14203 Bon View Avenue	Two single-family residences, a detached garage and storage building, dairy farm (a milking parlor, ancillary building, several ancillary structures, and a pole barn)	Temp-11	1925 milking parlor; 1939 single-family residence (7721 Edison Avenue); 1940 detached garage and storage building; 1964 single-family residence (7891 Edison Avenue); circa 1973 ancillary building; post-1980 ancillary structures and pole barn

APN	Address	Resource Description	Site Number	Date Constructed
1053-331-01 to -04, 1053-341-01, and -02	8061 Edison Avenue	Single-family residence, and dairy farm (milking parlor and pole barns)	Temp-12	1966 to 1968 single-family residence (8061 Edison Avenue), milking parlor, and one pole barn; post-1980 remaining pole barns
0216-321-03	8185 Edison Avenue and 14117 South Grove Avenue	Two single-family residences, two detached garages, and a dairy farm (milking parlor, ancillary structures, and several pole barns)	Temp-13	1952 to 1959 single-family residence and detached garage (8185 Edison Avenue), two pole barns, and milking parlor; circa 1973 single-family residence and detached garage (14117 South Grove Avenue); post-1980 pole barns and ancillary structures
0216-321-08	8245-8295 Edison Avenue	One single-family residence and a dairy farm (milking parlor, ancillary structures, and several pole barns)	Temp-14	1968 to 1973 single-family residence (8245 Edison Avenue), milking parlor, and six pole barns; 1980 to 1985 single-family residence (8295 Edison Avenue); post-1980 ancillary structures and pole barns
0216-322-01 to -04	8335-8381 Edison Avenue	One single-family residence, a detached garage, and a dairy farm (milking parlor, ancillary structures, and several pole barns)	Temp-15	Pre-1935 single-family residence and detached garage (8381 Edison Avenue); 1959 to 1966 milking parlor and two pole barns; post-1980 ancillary structures and pole barns