APPENDIX C

Appendix C – Cultural Resources Assessment

Cultural Resources Inventory and Evaluation Report for the Rancho Cielito Project in the City of Chino Hills

San Bernardino County, California

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ENVIRONMENTAL CONSULTANTS

MANAGEMENT SUMMARY

In 2019, ECORP Consulting, Inc. was retained to conduct a cultural resources inventory and evaluation for the proposed Rancho Cielito Project (Project) in the City of Chino Hills, San Bernardino County. The proposed Project would include the construction of a privately gated multi-family apartment development on a 48.37-acre Project Area. The study was completed by ECORP in compliance with the California Environmental Quality Act (CEQA).

In October 2019, a cultural resources records search of the California Historical Resource Information System was conducted at the South Central Coastal Information Center at California State University, Fullerton. The records search results indicated that 39 cultural resources investigations were conducted within a one-mile search radius of the Project Area between 1975 and 2015. The records search indicates that the Project Area has not been previously surveyed. The records search also determined that 29 previously recorded resources are located within one mile of the Project Area. These resources consist of 11 pre-contact (prehistoric) resources, 17 historic-period resources, and one multicomponent resource. No previously recorded resources are located within the Project Area.

A search of the Sacred Lands File was requested from the Native American Heritage Commission in Sacramento, California. The results of the Sacred Lands File records search were negative, indicating no recorded presence of Native American Sacred Lands within the Project Area.

Three resources were documented as a result of the field survey: an agricultural complex with a historic-age house and outbuildings, and associated agricultural features (RC-001); one historic-age single-family residence (RC-002); and one pumphouse with associated features (RC-003). These resources were documented and evaluated using California Register of Historical Resources (CRHR) eligibility criteria. RC-001, RC-002, and RC-003 were evaluated and found not eligible for listing in the CRHR under any criteria. RC-001, RC-002, and RC-002 are also not currently listed in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k), and have not been identified as significant in a historical resources survey, as defined in PRC 5024.1(g). Therefore, RC-001, RC-002, and RC-002 are not considered Historical Resources as defined by CEQA [CCR Title 14, § 15064.5(a)].

The Project would not result in any significant impacts on known Historical Resources under CEQA. The archaeological sensitivity of the Project Area is believed to be moderate. However, there always remains a potential for ground-disturbing activities to expose previously unrecorded cultural resources. Recommendations for the management of unanticipated discoveries are provided.

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LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
APE	Area of Potential Effects
BP	Before present
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation

LIST OF ACRONYMS AND ABBREVIATIONS

MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	Rancho Cielito Project
SCCIC	South Central Coastal Information Center
USC	U.S. Code
USFS	U.S. Forest Service
USGS	U.S. Geological Survey

1.0 INTRODUCTION

In May 2019, ECORP Consulting, Inc. was retained by the City of Chino Hills to conduct a cultural resources inventory of the proposed Rancho Cielito Project (Project) in the city of Chino Hills, San Bernardino County, California. A survey of the property was required to identify potentially eligible cultural resources (archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location

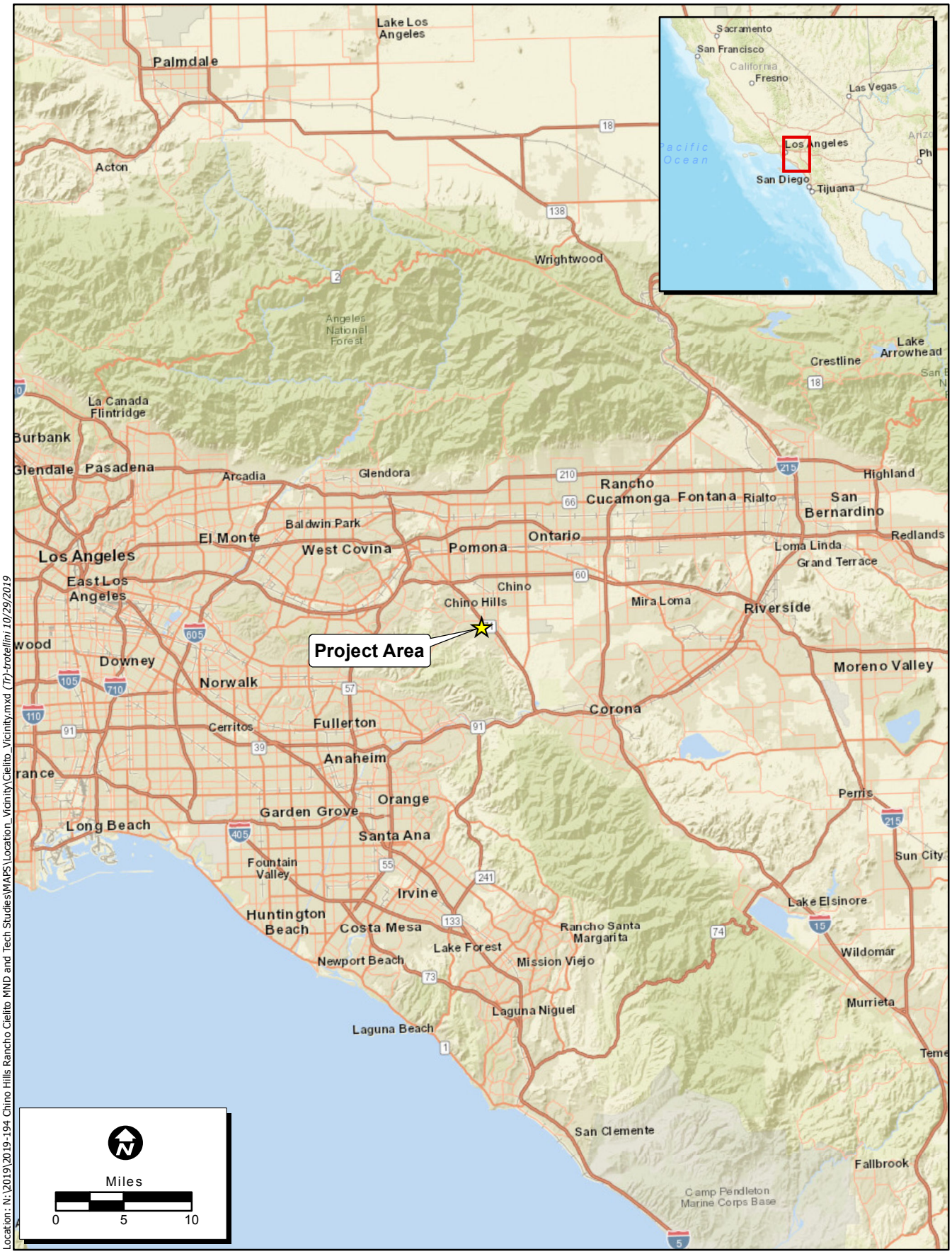
The Project Area consists of 48.37 acres of land located in an unsectioned portion of the Santa Ana del Chino Landgrant in Township 2 South, Range 8 West, San Bernardino Base and Meridian, as depicted on the 1996 U.S. Geological Survey (USGS) Prado Dam 7.5' topographic quadrangle map (Figure 1). The Project Area currently encompasses an unused area of land and Lake Los Serranos. The Project Area is comprised of three parcels, APNs 1025-561-04-000, 1025-561-05-000, and 1025-561-06-000.

1.2 Project Description

The proposed Project entails the construction of a privately gated multi-family apartment development. This includes the construction of 354 dwelling units, two clubhouses, three recreation areas, open spaces, a management/leasing office, maintenance garage, trails, and related utilities and infrastructure on 29.5 acres (48.37 acres total when including Lake Los Serranos). The Project Area is bordered in the north by Lake Los Serranos Club, in the south by Los Serranos Boulevard, in the west by Glenmeade (residential neighborhood), and in the east by residential properties and Ramona Avenue.

1.3 Regulatory Context

To meet the regulatory requirements of this Project, this cultural resources investigation was conducted pursuant to the provisions for the treatment of cultural resources contained within the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000 et seq.) The goal of CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental impacts of the actions of a proposed project and to either avoid or mitigate those significant impacts where feasible. CEQA pertains to all proposed projects that require State or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps.



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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Figure 1. Project Vicinity

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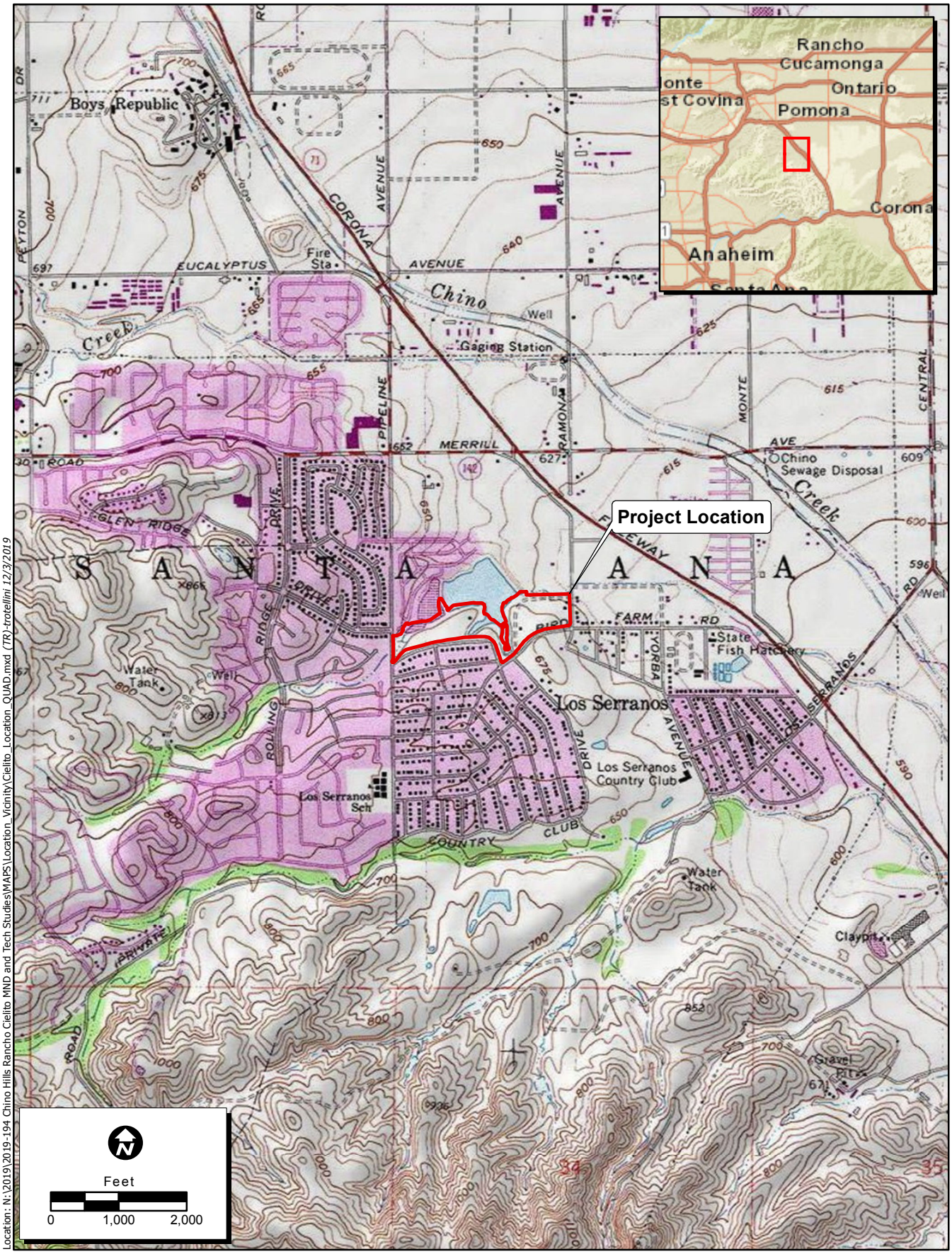

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Figure 2. Project Location

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CEQA (Title 14, California Code of Regulations [CCR], Article 5, § 15064.5) applies to cultural resources of the historical and pre-contact periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant impact on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources. Significant cultural resources must meet at least one of four criteria that define eligibility for listing on the California Register of Historical Resources (CRHR) (PRC § 5024.1, Title 14 CCR, § 4852). Cultural resources listed on or eligible for inclusion in the CRHR are considered Historical Resources under CEQA.

Tribal Cultural Resources are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of Tribal Cultural Resources and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, this report only addresses information for which ECORP is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate Tribal Cultural Resources. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological Tribal Cultural Resources, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and Lead Agency, and summarized in the Tribal Cultural Resources section of the CEQA document, if applicable.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP's) *Archaeological Resource Management Reports: Recommended Contents and Format.* Attachment A contains documentation of a search of the Sacred Lands File. Attachment B presents photographs of the Project Area, and Attachment C contains confidential cultural resource site locations and site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize State agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code § 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code § 54950 et seq.) protect the confidentiality of Native American cultural place information. Under Exemption 3 of the federal Freedom of Information Act (5 U.S. Code 5 [USC]), because the disclosure of cultural resources location information is prohibited by the Archaeological Resources Protection Act of 1979 (16 USC 470hh) and Section 304 of the NHPA, it is also exempted from disclosure under the Freedom of Information Act. Likewise, the Information Centers of the California Historical Resources Information System (CHRIS) maintained by the OHP prohibit public dissemination of records search information. In compliance with these requirements, the results of this cultural resource

investigation were prepared as a confidential document, which is not intended for public distribution in either paper or electronic format.

2.0 SETTING

2.1 Environmental Setting

Elevations of the Project Area range from 648 to 669 feet above mean sea level. The Project Area is located south of Lake Los Serranos, a man-made recreational lake, in an area developed into residential neighborhoods. The Project Area contains ornamental vegetation and low-lying grasses.

2.2 Geology and Soils

Geologic maps of the Project Area show the underlying geology of the area as late Pleistocene older surficial sediments (Qoa) consisting of elevated, dissected remnants of alluvial gravel, sand, and silt; and a lesser amount of mid-Holocene surficial sediments (Qa) composed of alluvial gravel, sand, and silt of valleys and floodplains (Dibblee 2001). The U.S. Department of Agriculture soil survey indicates that the Project Area contains Chualar clay loam Families complex soils with two to 15 percent slopes (Soilweb 2019). Chualar series soils are deep, well drained soils that form in alluvial material. Chualar series soils have an average A Horizon to a depth of 53 centimeters, and a B Horizon to a depth of 140 centimeters, that overlays the C Horizon parent material that extends to a depth of 203 centimeters below the surface (Soilweb 2019).

3.0 CULTURAL CONTEXT

3.1 Prehistory

3.1.1 Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 BP)

The first inhabitants of southern California were big game hunters and gatherers exploiting extinct species of Pleistocene megafauna (e.g., mammoth and other Rancholabrean fauna). Local "fluted point" assemblages comprised of large spear points or knives are stylistically and technologically similar to the Clovis Paleo-Indian cultural tradition dated to this period elsewhere in North America (Moratto 1984). Archaeological evidence for this period in southern California is limited to a few small temporary camps with fluted points found around late Pleistocene lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley. Single points are reported from Ocotillo Wells and Cuyamaca Pass in eastern San Diego County and from the Yuha Desert in Imperial County (Rondeau et al. 2007).

3.1.2 Early Archaic Period/Early Holocene (10,000 to 8,500 BP)

Approximately 10,000 years ago, at the beginning of the Holocene, warming temperatures and the extinction of the megafauna resulted in changing subsistence strategies with an emphasis on hunting smaller game and increasing reliance on plant gathering. Previously, Early Holocene sites were represented by only a few sites and isolates from the Lake Mojave and San Dieguito complexes found along former lakebeds and grasslands of the Mojave Desert and inland San Diego County. More recently, southern California Early Holocene sites have been found along the Santa Barbara Channel (Erlandson

1994), in western Riverside County (Goldberg 2001; Grenda 1997), and along the San Diego County coast (Gallegos 1991; Koerper et al. 1991; Warren 1967).

The San Dieguito Complex was defined based on material found at the Harris site (CA-SDI-149) on the San Dieguito River near Lake Hodges in San Diego County. San Dieguito artifacts include large leaf-shaped points; leaf-shaped knives; large ovoid, domed, and rectangular end and side scrapers; engraving tools; and crescentics (Koerper et al. 1991). The San Dieguito Complex at the Harris site dates to 9,000 to 7,500 BP (Gallegos 1991:Figure 3.9). However, sites from this time period in coastal San Diego County have yielded artifacts and subsistence remains characteristic of the succeeding Encinitas Tradition, including manos, metates, core-cobble tools, and marine shell (Gallegos 1991; Koerper et al. 1991).

3.1.3 Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 to 1,250 BP)

The Encinitas Tradition (Warren 1968) and the Milling Stone Period (Wallace 1955) refer to a long period of time during which small mobile bands of people who spoke an early Hokan language foraged for a wide variety of resources including hard seeds, berries, and roots/tubers (yucca in inland areas), rabbits and other small animals, and shellfish and fish in coastal areas. Sites from the Encinitas Tradition consist of residential bases and resource acquisition locations with no evidence for overnight stays. Residential bases have hearths and fire-affected rock indicating overnight stays and food preparation. Residential bases along the coast have large amounts of shell and are often termed shell middens.

The Encinitas Tradition as originally defined (Warren 1968) applied to all of the non-desert areas of southern California. Recently, four patterns within the Encinitas Tradition have been proposed that apply to different regions of southern California (Sutton and Gardner 2010). The Topanga Pattern includes archaeological material from the Los Angeles Basin and Orange County. The Greven Knoll Pattern pertains to southwestern San Bernardino County and western Riverside County (Sutton and Gardner 2010). Each of the patterns is divided into temporal phases. The Topanga Pattern included the Los Angeles Basin and Orange County. The Topanga I phase extends from 8,500 to 5,000 BP and Topanga II runs from 5,000 to 3,500 BP. The Topanga Pattern ended about 3,500 BP with the arrival of Takic speakers, except in the Santa Monica Mountains where the Topanga III phase lasted until about 2,000 BP.

The Encinitas Tradition in inland areas east of the Topanga Pattern (southwestern San Bernardino County and western Riverside County) is the Greven Knoll Pattern (Sutton and Gardner 2010). Greven Knoll I (9,400-4,000 BP) has abundant manos and metates. Projectile points are few and are mostly Pinto points. Greven Knoll II (4,000-3,000 BP) has abundant manos and metates and core tools. Projectile points are mostly Elko points. The Elsinore site on the east shore of Lake Elsinore was occupied during Greven Knoll I and Greven Knoll II. During Greven Knoll I faunal processing (butchering) took place at the lakeshore and floral processing (seed grinding), cooking, and eating took place farther from the shore. The primary foods were rabbit meat and seeds from grasses, sage, and ragweed. A few deer, waterfowl, and reptiles were consumed. The recovered archaeological material suggests that a highly mobile population visited the site at a specific time each year. It is possible that their seasonal round included the ocean coast at other times of the year. These people had an unspecialized technology as exemplified by the numerous crescents, a multi-purpose tool. The few projectile points suggest that most of the small game was trapped using nets and snares (Grenda 1997:279). During Greven Knoll II, which included a warmer, drier

climatic episode known as the Altithermal, it is thought that populations in interior southern California concentrated at oases and that Lake Elsinore was one of them. The Elsinore site (CA-RIV-2798) is one of five known Middle Holocene residential sites around Lake Elsinore. Tools were mostly manos, metates, and hammerstones. Scraper planes were absent. Flaked-stone tools consisted mostly of utilized flakes used as scrapers. The Elsinore site during the Middle Holocene was a "recurrent extended encampment" that could have been occupied during much of the year.

The Encinitas Tradition lasted longer in inland areas because Takic speakers did not move east into these areas until circa 1,000 BP. Greven Knoll III (3,000-1,000 BP) is present at the Liberty Grove site in Cucamonga (Salls 1983) and at sites in Cajon Pass that were defined as part of the Sayles Complex (Kowta 1969). Greven Knoll III sites have a large proportion of manos and metates and core tools as well as scraper planes. Kowta (1969) suggested the scraper planes may have been used to process yucca and agave. The faunal assemblage consists of large quantities of lagomorphs (rabbits and hares) and lesser quantities of deer, rodents, birds, carnivores, and reptiles.

3.1.4 Palomar Tradition (1,250 – 150 BP)

The native people of southern California (north of a line from Agua Hedionda to Lake Henshaw in San Diego County) spoke Takic languages, which form a branch or subfamily of the Uto-Aztecan language family. The Takic languages are divided into the Gabrielino-Fernandeño language, the Serrano-Kitanemuk group (the Serrano [includes the Vanyume dialect] and Kitanemuk languages), the Tataviam language, and the Cupan group (the Luiseño-Juaneño language, the Cahuilla Language, and the Cupeño language) (Golla 2011). According to Sutton (2009), Takic speakers occupied the southern San Joaquin Valley before 3,500 BP. Perhaps as a result of the arrival of Yokutsan speakers (a language in the Penutian language family) from the north, Takic speakers moved southeast. The ancestors of the Kitanemuk moved into the Tehachapi Mountains and the ancestors of the Tataviam moved into the upper Santa Clara River drainage. The ancestors of the Gabrielino (Tongva) moved into the Los Angeles Basin about 3,500 BP, replacing the native Hokan speakers. Speakers of proto-Gabrielino reached the southern Channel Islands by 3,200 BP (Sutton 2009) and moved as far south as Aliso Creek in Orange County by 3,000 BP.

Takic people moved south into southern Orange County after 1,250 BP and became the ancestors of the Juaneño. Takic people moved inland from southern Orange County about 1,000 BP, becoming the ancestors of the Luiseño, Cupeño, and Cahuilla. Takic people from the Kitanemuk area moved east along the northern slopes of the San Gabriel Mountains and spread into the San Bernardino Mountains and along the Mojave River becoming the ancestors of the Serrano and the Vanyume.

The material culture of the inland areas where Takic languages were spoken at the time of Spanish contact is part of the Palomar Tradition (Sutton 2011). San Luis Rey I Phase (1,000 – 500 BP) and San Luis Rey II Phase (500 – 150 BP) pertain to the area occupied by the Luiseño at the time of Spanish contact. The Peninsular I (1,000 – 750 BP), II (750 – 300 BP), and III (300 – 150 BP) phases are used in the areas occupied by the Cahuilla and Serrano (Sutton 2011).

San Luis Rey I is characterized by Cottonwood Triangular arrow points, use of bedrock mortars, stone pendants, shell beads, quartz crystals, and bone tools. San Luis Rey II sees the addition of ceramics, including ceramic cremation urns, red pictographs on boulders in village sites, and steatite arrow

straighteners. San Luis Rey II represents the archaeological manifestation of the antecedents of the historically known Luiseño (Goldberg 2001:I-43). During San Luis Rey I there were a series of small permanent residential bases at water sources, each occupied by a kin group (probably a lineage). During San Luis Rey II people from several related residential bases moved into a large village located at the most reliable water source (Waugh 1986). Each village had a territory that included acorn harvesting camps at higher elevations. Villages have numerous bedrock mortars, large dense midden areas with a full range of flaked and ground stone tools, rock art, and a cemetery.

3.2 Ethnography

Ethnographic accounts of Native Americans indicate that the Gabrielino (also known as Tongva) once occupied the region that encompasses the Project Area. At the time of contact with Europeans, the Gabrielino were the main occupants of the southern Channel Islands, the Los Angeles basin, much of Orange County, and extended as far east as the western San Bernardino Valley. The term "Gabrielino" came from the group's association with Mission San Gabriel Arcangel, established in 1771. The Gabrielino are believed to have been one of the most populous and wealthy Native American tribes in southern California prior to European contact. (Bean and Smith 1978; McCawley 1996; Moratto 1984). The Gabrielino spoke a Takic language. The Takic group of languages is part of the Uto-Aztecan language family.

The Gabrielino occupied villages located along rivers and at the mouths of canyons. Populations ranged from 50 to 200 inhabitants. Residential structures within the villages were domed, circular, and made from thatched tule or other available wood. Gabrielino society was organized by kinship groups, with each group composed of several related families who together owned hunting and gathering territories. Settlement patterns varied according to the availability of floral and faunal resources (Bean and Smith 1978; McCawley 1996; Miller 1991).

Vegetal staples consisted of acorns, chia, seeds, piñon nuts, sage, cacti, roots, and bulbs. Animals hunted included deer, antelope, coyote, rabbits, squirrels, rodents, birds, and snakes. The Gabrielino also fished and collected marine shellfish (Bean and Smith 1978; McCawley 1996; Miller 1991).

By the late eighteenth century, the Gabrielino population had significantly dwindled due to introduced European diseases and dietary deficiencies. Gabrielino communities disintegrated as families were taken to the missions (Bean and Smith 1978; McCawley 1996; Miller 1991). However, current descendants of the Gabrielino are preserving Gabrielino culture.

3.3 Regional History

Colonization of California by Euro-Americans began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, *presidios* (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic,

military, political, and religious control over the Alta California territory. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño (Castillo 1978:100). Some missions later established outposts in inland areas. An *asistencia* (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Arcangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present *asistencia* within the western outskirts of present-day Redlands was built circa 1830 (Haenszel and Reynolds 1975).

The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed *presidios*, or forts, at San Diego and Santa Barbara, and a *pueblo*, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portolá expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). The rancho owners lived in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War, was signed between Mexico and the U.S. in 1848. As a result of the treaty, Alta California became part of the U.S. as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries that were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941:137-138).

3.4 Project Area History

Chino Hills was once part of the grazing lands for Rancho Santa Ana Del Chino. After secularization, all 47,000 acres of Rancho Santa Ana Del Chino were granted to Don Antonio Maria Lugo. Lugo later sold the ranch to his son in law, Isaac Williams who lived on the rancho until 1864. In 1881, the land was bought from Williams' heirs by Richard Gird, who subdivided the eastern portion of the land for the development of the town and Chino. Gird reserved the western portion that would later become Chino Hills as a ranch and his personal residence. By 1894, Gird had sold off the remaining acreage, which continued to be used for cattle grazing and ranching. The most prominent local ranching operation of the time period was the

Tres Hermanos Ranch, formed by successful Los Angeles businessmen Harry Chandler, Tom Scott, and William Roland. Aside from active cattle ranching, the trio used the ranch for family weekends and private events for members of the Los Angeles social elite. The area became a popular get-away spot for Los Angeles urbanites because of its isolated, natural environment. The area grew sparsely and was used for equestrian purposes, dairy farming, and oil drilling; however, the primary land use in the Chino Hills area remained cattle grazing up through the mid-twentieth century (City of Chino Hills 2015, 2019).

In the 1920s and 30s, many Los Angeles residents and tourists, along with prohibition-era bootleggers were attracted to the area by its isolated location. The completion of Carbon Canyon Mineral Springs Resort and Los Serranos Country club in the 1920s and 30s established the area as a rural recreation destination By 1925, the Los Serranos Country Club offered a golf course, recreational activities, and home sites in the eponymous Los Serranos neighborhood. Recreational use of the area waned during World War II but the post-war period of the late 1940s and early 1950s ushered in a period of resurgent interest in the area. In 1953, tennis pro Jack Kramer acquired the Los Serranos golf course and re-opened the Los Serranos Country Club with significant upgrades to the facilities (City of Chino Hills 2015, Los Serranos Country Club 2019). In 1964, the South Course, California's longest golf course, was opened, and since 1996, the two courses have been home to sectional qualifying for the United States Amateur Public Links Championship (Los Serranos Golf Club 2019).

In 1954, an 800-acre Aerojet facility for assembling and testing ordnance for the U.S. Department of Defense was constructed south of Soquel Canyon. This facility, in operation until 1995, brought employment and further residential development to the area (City of Chino Hills 2019). The housing boom in the 1980s and early 1990s encouraged rapid development in the area and Chino Hills was incorporated as a City in 1991. Today the population of Chino Hills is approximately 75,000 people. Home to Los Serranos Country Club, Chino Hills State Park, and Boys Republic, Chino Hills continues to grow slowly while protecting and supporting the natural environment of the area (City of Chino Hills 2019).

3.5 Architectural Context

Twentieth century architectural styles vary throughout Southern California, and this diversity is evident in three historic-period cultural resources that were identified during the field survey. These resources feature influences of the Minimal Traditional, the Spanish Eclectic/Spanish Revival, and the American Vernacular styles of architecture.

3.5.1 Minimal Traditional Style of Architecture

The single-family residence building at 15244 Ramona Avenue, recorded as RC-002, represents the Minimal Traditional style of architecture; therefore, an architectural context on Minimal Traditional is included in order to support the evaluation of the building under CRHR Criterion 3, which addresses architectural characteristics and styles.

The single-family residence building is a typical small house that has some elements of the Minimal Traditional style of architecture. Minimal Traditional style homes are described as the "little house that could" with a simple design (McAlester 2013). Generally, Minimal homes are one-story with low-pitched roofs, little to no roof overhang, and minimal amounts of added architectural detail. Minimal homes were

favored between the years 1930 to 1950, because these homes could be constructed quickly and for little cost. When the housing market crashed after the Great Depression, developers needed to produce a house that was affordable and appealing to the average American. These smaller homes were easily financed and encouraged by the Federal Housing Administration (FHA), so architects turned their attention to designing a smaller house with an efficient floor plan while keeping the cost low. The design for Minimal homes was to avoid unnecessary gables or dormers or nonessential features. The only additions suggested by the FHA included porches, bay windows, and platform steps (McAlester 2013). Subdivisions for Minimal homes offered only a few different designs and floor plan options in order to keep production moving and maintain cost. By the 1950s, Minimal homes were being replaced by Ranch-style homes after the war because larger homes could be built, became more affordable and easily financed, and reflected changes in preference that were realized over the upcoming decade (McAlester 2013).

The FHA was created in 1934 after the Great Depression. The goal of the FHA was to produce small homes the average working American could afford. The FHA also allowed home buyers to include all major appliances in the home loan amount and created publications that showed how to effectively design a small house. Buyers at this time realized that following these guidelines was the quickest way to ensure construction funds for their projects (McAlester 2013).

Between the 1945 to 1973 tract-housing period in California, most of the large housing developments were tracts of Postwar Minimal houses. Builders sometimes used a single floor plan throughout a tract. Variety between the tract houses was achieved by reversing the plan, alternating gable and hip-roof forms, materials, and paint color (Caltrans 2011).

3.5.2 Spanish Eclectic or Spanish Revival Style of Architecture

The pumphouse, recorded as Feature 1 at site RC-003, is most closely associated with the Spanish Eclectic or Spanish Revival style of architecture. Revival architecture gained popularity during the Eclectic movement of the early twentieth century. The Eclectic movement began as a fashionable way for architects to design houses using influences from historic architectural styles. The trend first gained momentum in 1893 during the Chicago Columbian Exposition on architecture, which focused on historical styles. It acted as a new way for architects to simulate historical architecture in a modern way and eventually became wildly popular after the turn of the century with many eclectic styles emerging.

Spanish Revival was one of these eclectic styles that came into popularity beginning in 1915 and lasting through the 1940s. The Spanish Revival style was first introduced at the Panama-California Exposition held in San Diego in 1915. It was introduced as an elaborate portrayal of Spanish prototypes seen from other countries throughout the world. The Spanish Eclectic style of architecture was favored from 1915 through 1940s (including the period when the residence at 971 Meridian Avenue was built) particularly for residential houses. Spanish Revival architecture was particularly popular in California, especially in Southern California.

The popularity of Spanish Revival architecture in Southern California was likely due to the popularity of Mission-style houses in Los Angeles and other southern areas. Mission-style houses appear similar in architectural detail and elaboration with the Spanish Revival and set a good precedent for development in

those areas. Some areas of Los Angeles have large neighborhoods of Spanish Revival homes. Spanish Revival style, as well as many Eclectic period styles, fell out of popularity as a result of the Great Depression and the U.S. entrance into World War II when supplies were less easily available, and money was tight. After the Eclectic period, buildings were constructed with less architectural detail and more simple forms focusing on affordability and functionality (McAlester 2013).

Character-defining features of the Spanish Revival style of architecture include half-cylinder or S-curve tiled roofs, focal windows with large arches or decorative wood or iron grilles, stucco-clad and elaborate chimney tops, stucco or tile vents, arcaded (arched) walkways or winged walls, walled courtyards, casement windows with decorative wood framework, multi-level roofs, covered porches (usually on the façade), and sometimes fountains (McAlester 2013). Spanish Eclectic homes are usually horizontal with low-pitch roofs with little or no eave overhangs, (McAlester 2013). Masonry detailing on the façade is also common, such as stucco and wrought iron for balcony and porch railings and prominent arches. Entry ways that are covered are usually quite small in size and too narrow to be used as a porch but usually contain arches. Detached garages set back on the parcel are common in the Spanish Eclectic style, rather than attached garages. Spanish Eclectic style homes often have enclosed courtyards at the rear of the house.

One prominent Spanish Eclectic or Revival style architect in Southern California was George Washington Smith. Smith designed and built homes largely in the areas surrounding Southern California and established his reputation as a designer of the Spanish Eclectic or Revival architectural style (Gebhard 2005). In 1918, Smith began construction on his own home located in Santa Barbara, which he designed after farmhouses of southern Spain that he saw during his travels. The George Washington Smith House located in Santa Barbara became the standard for Spanish Revival work of the 1920s. George Washington Smith was born in 1876 and beginning in 1918, with the construction of his own home until his death in 1930, Smith was known for his architectural designs in Santa Barbara. A handful of Smith's designs were on display at the 1915 Panama-California Exposition. Smith and his wife then settled in Santa Barbara after their visit to the west coast for the exposition.

Through his career, Smith designed and built almost 100 of these Spanish style houses in Santa Barbara built specifically to revive the city's Spanish past (Gebhard 2005). Smith's designs became particularly popular through the 1930s in Santa Barbara and Montecito, California. After the 1925 earthquake in Santa Barbara, Mission Revival and Spanish Revival were the singular style used to rebuild the city.

3.5.3 American Vernacular Style of Architecture

The historic-period residence, recorded as Feature 1 at site RC-001, is most closely associated with the American Vernacular style of architecture. The American Vernacular style originated in California and Texas in the late-1920s. American Vernacular homes were inspired by William Wurster in California. In 1928, Wurster designed the Gregory Farmhouse in Scotts Valley, California. The Gregory Farmhouse was a well-publicized early American Vernacular house. In the late 1920s, American architects were designing homes that were influenced by the elaborate Eclectic styles, English, French, and Spanish, however the American Vernacular style was inspired to simplify homes versus complicating them (McAlester 2013). In Texas, O'Neil Ford and David Williams found inspiration in folk houses built in Texas by German settlers.

The folk homes were built with native materials and simple design and O'Neil and Williams began incorporating native materials into their residential designs.

Generally, American Vernacular homes have simple shapes, covered porches and balconies with unadorned porch supports, one dominant material on the exterior, and uses an additive manner to achieve the look of larger house. The American Vernacular styled homes are comprised of smaller elements that joined together versus the Millennium Mansion style where it achieves its large size by using one massive element. The primary exterior element on American Vernacular were the front porch. American Vernacular style homes were favored between the years 1930 to present (McAlester 2013).

4.0 METHODS

4.1 Personnel Qualifications

All phases of the cultural resources investigation were conducted or supervised by Registered Professional Archaeologist Wendy Blumel, who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeologist. Staff Archaeologist Robert Cunningham assisted with fieldwork and contributed to this technical report. Archaeological Field Technician Steven Wintergerst assisted in the field survey. Senior Architectural Historian Jeremy Adams provided oversight for the evaluations of built environment resources.

Ms. Blumel has 11 years of experience in cultural resources and is experienced in the organization and execution of field projects in compliance with Section 106 of the NHPA and CEQA. She has contributed to and authored numerous cultural resources technical reports, research designs, and cultural resource management plans, and has contributed to a variety of environmental compliance documents.

Mr. Adams meets the Secretary of the Interior's Standards by holding an MA degree in History (Public History) and a BA degree in History, with 10 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources of all types for eligibility to the CRHR and NRHP, as well as local eligibility criteria for numerous cities.

Mr. Cunningham is a Staff Archaeologist for ECORP and has more than 12 years of experience in cultural resources management, primarily in southern California. He holds a BA in Anthropology and has participated in and supervised numerous surveys, test programs, and data recovery excavations for both prehistoric and historical sites, and has cataloged, identified, and curated thousands of artifacts. He has conducted evaluations of cultural resources for eligibility for the National Register of Historic Places (NRHP) and CRHR.

Steven Wintergerst served as a field archaeologist for this project. Mr. Wintergerst has more than nine years of experience as an archaeological field technician, experience that includes inventory survey, data recovery, construction monitoring, and documentation.

4.2 Records Search Methods

A records search for the property was completed at the South Central Coastal Information Center (SCCIC) of the CHRIS at California State University, Fullerton on October 16, 2019. The purpose of the records search was to determine the extent of previous surveys within a one-mile (1,600-meter) radius of the proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area. Materials reviewed included reports of previous cultural resources investigations, archaeological site records, historical maps, and listings of resources on the NRHP, CRHR, California Points of Historical Interest, California Landmarks, and National Historic Landmarks.

Historic maps reviewed include:

- 1901 USGS Southern California (1:250,000 scale).
- 1902 USGS Corona, California (1:125,000-scale).
- 1933 USGS Prado, California (1:31,680).
- 1941 USGS Prado, California (1:31,680).
- 1942 USGS Corona, California (15-minute).
- 1949 USGS Prado Dam, California (7.5-minute).
- 1950 USGS Prado Dam, California (7.5-minute).
- 1967 USGS Prado Dam, California (7.5-minute).
- 1973 USGS Prado Dam, California (7.5-minute).
- 1981 USGS Prado Dam, California (7.5-minute).

Historic aerial photos taken in 1936, 1937, 1938, 1946, 1952, 1959, 1960, 1963, 1966, 1968, 1972, 1980, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016 were also reviewed for any indications of property usage and built environment.

4.3 Archival Research Methods

Focused archival research was carried out by Staff Archaeologist Robert Cunningham, with oversight from architectural historian Jeremy Adams. Archival research was conducted with the City of Chino Hills to gather and review the history of Rolling Ridge Ranch, the Greening family, Dam 808, as well as relevant community, and architectural context for the evaluation.

ECORP also conducted research utilizing newspaper articles, historical maps, and secondary resources where available. Online research was undertaken for other documents relating specifically to the property, including San Bernardino County Assessor's records, and land patents on file with the General Land Office. In addition, several books and journals were reviewed to include an adequate context to support the evaluation of the buildings and structures in the Project Area. ECORP also contacted the San Bernardino

County Department of Building and Safety to obtain building permits for the single-family residence at 15224 Ramona Avenue. The archival research and the online research resulted in sufficient information for ECORP to prepare an evaluation of the cultural resources in the Project Area.

4.4 Sacred Lands File Coordination Methods

In addition to the record search, ECORP contacted the California Native American Heritage Commission (NAHC) on October 8, 2019 to request a search of the Sacred Lands File for the Project Area. (Attachment A). This search will determine whether or not Sacred Lands have been recorded by California Native American tribes within the Project Area, because the Sacred Lands File is populated by members of the Native American community who have knowledge about the locations of tribal resources. In requesting a search of the Sacred Lands File, ECORP solicited information from the Native American community regarding tribal cultural resources, but the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable State and federal law. ECORP was not delegated authority by the lead agencies to conduct tribal consultation.

4.5 Field Methods

On October 23, 2019, ECORP subjected the Project Area to an intensive pedestrian survey under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (National Park Service [NPS] 1983) using transects spaced 15 meters apart (Figure 2). At that time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances were examined for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

During the field visit, the ECORP archaeologists recorded and photographed all buildings and structures that were at least 50 years old. Notes were taken on the physical characteristics of each building and structure, as well as elements of architectural style, construction techniques, modifications, and overall condition of the buildings and structures. The agricultural complex, the single-family property, and the pumphouse complex were recorded using Department of Parks and Recreation (DPR) 523-series records approved by the California OHP.

Newly discovered cultural resources were assigned a unique temporary number based on the project name and the order in which they were found (i.e., RC-001). As appropriate, the site boundary, features, and artifacts were mapped using Collector for ArcGIS, a cloud-based geospatial software with two- to five-meter accuracy, with data later post-processed for submeter accuracy. Digital photographs were taken of select artifacts and features as well as general site overviews showing the general environment and the presence, if any, of human or naturally occurring impacts. Following fieldwork, Department of Parks and Recreation (DPR) 523 records were prepared for any resources identified, and location and sketch maps would be created using data collected with the Collector for ArcGIS application used in the field.

5.0 RESULTS

5.1 Records Search

The records search consisted of a review of previous research and literature, records on file with the SCCIC for previously recorded resources, and historical aerial photographs and maps of the vicinity.

5.1.1 Previous Research

Thirty-nine previous cultural resource investigations have been conducted within one mile of the property, covering approximately 50 percent of the total area surrounding the property within the record search radius (Table 1). The previous studies were conducted between 1975 and 2015. The records search indicates that the Project Area has not been previously surveyed. Details of all previous cultural studies conducted with a one-mile radius of the Project Area are included in Table 1.

Table 1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
SB-00263	Leonard III, N. Nelson	Archaeological Impact Evaluation: Carbon Canyon Road Development, Chino, San Bernardino County, California	1975	No
SB-00367	Harris, Ruth D.	Archaeological - Historical Resources Assessment of Tract Number 9453, Chino Area	1976	No
SB-00409	Hearn, Joseph E.	Archaeological - Historical Resources Assessment of Three Areas Within Existing Parks in The Chino Area	1976	No
SB-00410	Hearn, Joseph E.	Archaeological - Historical Resources Assessment of Two Locations in Chino for a New Fire Station and for Training Firefighters	1976	No
SB-00475	Hearn, Joseph E.	Archaeological - Historical Resources Assessment of Tract 9744, Chino Area	1977	No
SB-00494	San Bernardino County Museum Association	Environment Assessment: Paleontologic and Archaeologic Resources, Tentative Tract 9852, Chino Hills, California	1977	No
SB-00575	Hearn, Joseph E.	Archaeological - Historical Resources Assessment of Planned Street Improvements in the Los Serranos Areas of Chino, California	1977	No
SB-00954	Mabry, Theo N. And Ronald D. Douglas (Editors)	Paleontological, Archaeological, and Historical Resources, Chino Hills, County of San Bernardino, California	1980	No

Table 1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
SB-01246	Lerch, Michael K.	Cultural Resources Assessment of a Proposed Junior High School Site, Chino Unified School District, San Bernardino County, California	1982	No
SB-01526	Compton, Bruce A.	Negative Archaeological Survey Report: Route 71, P.M. 2.6	1985	No
SB-01948	Hatheway, Roger G.	The Pomona-Rincon Road and Its Place in The Regional Transportation Network	1989	No
SB-02247	McKenna, Jeanette A.	Phase I Cultural Resources Investigations of the Higgins Property, Los Serranos, San Bernardino County, California-a 160.31 Acre Parcel.	1991	No
SB-03072	LSA Associates, Inc.	Cultural Resources Assessment For Central Avenue Realignment Extension Project, Cities of Chino & Chino Hills, San Bernardino County, CA	1995	No
SB-03680	Strudwick, Ivan	Cultural Resource Survey of the 161 Acre Fairfield Ranch & Results of Archaeological Testing at CA-SBR-4212 And CA-SBR-5245, Chino Hills, San Bernardino County, CA	1999	No
SB-03683	Maxon, Patrick O.	Excavation of a Small Archaeological Deposit & Monitoring of Grading on the Higgans Ranch Property For Polygon Communities, Inc, Chino Hills, CA	1998	No
SB-04388	Tibbet, Casey	Historic Resources Evaluation of the Los Serranos Neighborhood, City of Chino Hills, San Bernardino County, CA	2004	No
SB-04390	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SB 189-02, City of Chino Hills, San Bernardino County, CA	2002	No
SB-04395	LSA Associates, Inc.	Results of Archaeological Monitoring on the Fairfield Ranch Project Area, Chino Hills, San Bernardino County, CA	2002	No
SB-04409	Cottrell, Marie G.	Field Survey & Records Check of Tentative Tracts 8998 & 8999	1975	No
SB-04662	Carmack, Shannon, Brooks Smith, and Deborah Mclean	Archaeological Monitoring Report, Chino Hills Corporate Park, City of Chino Hills, San Bernardino County, California	2006	No
SB-04753	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results For T-Mobile Telecommunications Facility Candidate IE04645c (SB-189 SCE Chino Soquel M2-T1) 15188 Vista Del Rio, Chino, San Bernardino County, California	2006	No

Table 1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
SB-05055	Lerch, Michael K.	Reach 1B, 2, 3A Addendum: Cultural Resources Inventory and Evaluation of the Mojave River Pipeline Project, Phelan to Minneola, San Bernardino County, California.	1998	No
SB-05704	Bonner, Wayne, and Marnie Aislin-Kay	Cultural Resource Records Search and site Visit Results for Cingular Telecommunications Facility Candidate ES-0057-03 (Chino Soquel Tower), 15188 Vista Del Rio, Chin, San Bernardino County, California.	2006	No
SB-05705	Crawford, Kathleen	Direct APE Historic Architectural Assessment for Cingular Telecommunications Facility Candidate ES-0057-03 (Chino Soquel Tower), 15188 Vista Del Rio, Chino, San Bernardino County, California.	2006	No
SB-05706	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search and Site Visit Results for T-Mobile USA Facility Candidate IE04756A (Chino Hills Ford), 4480 Chino Hills Parkway, Chino, San Bernardino County, California.	2006	No
SB-05785	Dice, Michael	Phase I Cultural Resources Survey Report for the DeGroot Property, 44.23 Acres near Ramona and Merrill Avenues, City of Chino Hills, California with a Paleontological Records Review.	2006	No
SB-06095	Applied Earthworks	Confidential Cultural Resources Specialist Report for the Tehachapi Renewal Transmission Project	2009	No
SB-06428	Schmidt, June	DWO 6034-4800; 9-4868- San Bernardino County Deteriorated Pole Replacement Project, Quinto 12kV, Del Carbon 12kV and Verde 12kV Distribution Circuits, San Bernardino County, California.	2009	No
SB-06560	Stillwell, Larry N.	Prado/300843.	2009	No
SB-06665	Hogan, Michael, Deirdre Encarnacion, Harry M. Quinn, Daniel Ballester, and Laura Hensley Shaker	Identification and Evaluation of Historic Properties: 930 Zone Recycled Water Project, Cities of Chino Hills, Chino and Ontario, San Bernardino County, California	2009	No
SB-06972	Gust, Sherri, Sandra Pentney, and Steven McCormick	Archaeological Literature Review for the Los Serranos Hills Project, San Bernardino County, California.	2004	No
SB-07083	Gust, Sherri and Molly Valasik	Paleontological and Cultural Resources of Chino Hills for the General Plan Update, City of Chino Hills, California.	2011	No
SB-07123	Panich, Lee and John Holson	Supplemental Archaeological Survey Report, 66kV Transmission Lines Access Roads, Tehachapi Renewable Transmission Project Segments 7 and 8, Los Angeles and San Bernardino Counties, California.	2010	No

Table 1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
SB-07865	Williams, Sarah A., Carrie D. Wells, and Kathleen A. Crawford	Cultural Resource Records Search and Site Visit Results for T-Mobile LLC Candidate IE04645C (SB189 SCE Chino-Soquel M2-T1), 15188 Vista del Rio, Chino, San Bernardino County, California.	2014	No
SB-07903	Haas, Hannah, Breana Campbell, and Christopher Duran	City of Chino Hills Trumark Homes Mixed Use Development Project	2015	No
SB-07925	Greenberg, Marc	Chino Hills Underground, Segment 8 Supplemental Survey for 17 Areas for the Tehachapi Renewable Transmission Project, Los Angeles County, California	2014	No
SB-07931	Tinsley, Wendy L.	NRHP / CRHR Eligibility Evaluation 14575 Pipeline Avenue, Chino Hills, CA 91709	2013	No
SB-07947	Pockett, Heather	Cultural Resources Summary for the Proposed Verizon Wireless, Inc., Property at the Eucavista Site, 4850 Eucalyptus Avenue, Chino, San Bernardino County, California 91710	2015	No
SB-07981	Panich, Lee	TRTP Cultural Report with Negative Findings; Segment 8 Transmission Line Chino Hills (Phase 1)	2010	No

The records search also determined that 29 previously recorded resources are located within one mile of the Project Area (Table 2). Previously recorded resources are comprised of 11 pre-contact resources, 17 historic-period resources, and one multicomponent resource. Pre-contact resources consist of three lithic deposits, one burial, one burial with fire-affected rock, one campsite, one lithic flake isolated find, one modified faunal bone isolated fine, and three ground stone isolated finds. Historic-period resources consist of a segment of Pomona-Rincon Road, one refuse deposit, one bungalow, one property with a residence and two barns, seven residences, the Los Serranos neighborhood, the Lugo Adobe, a property containing two vacated municipal buildings, a transmission tower, a segment of the Chino-Mesa Transmission Line, and a segment of the Chino-Soquel Transmission Line. The multicomponent resource consists of a site comprised of a historic-period refuse deposit and one mano. No previously recorded resources are located within the Project Area. Details of all 29 previously recorded resources are included in Table 2.

Table 2. Previously Recorded Cultural Resources In or Within One Mile of the Project Area

Primary Number P-36-	Site Number CA-SBR-	Recorder and Year	Age/ Period	Site Description	Within Project Area?
000080	80	Bierman & Mohr (1949)	Pre-contact	Lithic scatter	No
002319	2319	R. Douglas (1980)	Pre-contact	Burials	No
006817	6817H	Jeanette A. McKenna (1991)	Historic	Pomona-Rincon Road	No
009371	9371	Patrick O. Maxon (1998)	Pre-contact	Camp site	No

Table 2. Previously Recorded Cultural Resources In or Within One Mile of the Project Area

Primary Number P-36-	Site Number CA-SBR-	Recorder and Year	Age/ Period	Site Description	Within Project Area?
009398	9398	Timothy A. Goddard (1998)	Pre-contact	Lithic concentration	No
009399	9399	Patrick O. Maxon (1998)	Pre-contact	Lithic concentration	No
009564	9564H	Patrick O. Maxon (1998)	Historic	Refuse scatter	No
010821	10821	Kevin S. Buffington	Pre-contact	Burial, FAR clusters	No
012237		Shannon Carmack (2004)	Pre-contact	Isolated Find-Mano	No
012238	12238	Shannon Carmack (2004)	Pre-contact	Isolated Find-Metate	No
012520		N. Harris (2006)	Historic	Residential structure and two barns	No
012521		Bai "Tom" Tang (2004)	Historic	Bungalow	No
012522		Bai "Tom" Tang (2004)	Historic	Private residence	No
012523		Bai "Tom" Tang (2004)	Historic	Ranch-style home	No
012524		Bai "Tom" Tang (2004)	Historic	Ranch-style home	No
012525		Bai "Tom" Tang (2004)	Historic	Ranch-style home	No
012526		Bai "Tom" Tang (2004)	Historic	Spanish-Eclectic-style home	No
012527		Bai "Tom" Tang (2004)	Historic	Minimal-traditional home	No
012528		Bai "Tom" Tang (2004)	Historic	Minimal-traditional home	No
012529		Bai "Tom" Tang (2004)	Historic	Los Serranos Neighborhood (eight homes)	No
013596		K. Crawford (2006)	Historic	Steel lattice transmission tower	No
015215		Grayce Teal (1980)	Historic	Chino Rancho house (Lugo Adobe)	No
025439		Wendy L. Tinsley Becker (2010)	Historic	Chino-Mesa transmission line	No
025441		Wendy L. Tinsley Becker (2010)	Historic	Southern California Edison Chino-Soquel transmission line	No
029684		Wendy L. Tinsley Becker (2013)	Historic	14575 Pipeline Avenue property	No
032872		Andrew DeLeon (2018)	Pre-contact	Isolated Find-Culturally modified faunal bone	No
033022	33022H	John Gust (2018)	Historic/Pre-contact	Historic refuse and one mano	No
060033		William Jenson (1984)	Pre-contact	Isolated Find-Lithic flake	No
060248		Patrick O. Maxon (1998)	Pre-contact	Isolated Find-Metate fragment	No

5.1.2 Records

The National Register Information System (NPS 2019) failed to reveal any eligible or listed properties within or near the Project Area.

Resources listed as *California Historical Landmarks* (OHP 1996) and by the OHP (OHP 2019) were reviewed on November 12, 2019. As a result, no California Historical Landmarks are located within the Project Area. The nearest California Historical Landmark to the Project Area is the site the Rancho-Chino Adobe of Isaac Williams (Landmark No. 942) located 0.95 mile north of the Project Area (OHP 2019).

5.1.3 Map Review and Aerial Photographs

The review of historic aerial photographs and maps of the Project Area provide information on the past land uses of the property and potential for buried archaeological sites. Based on this information, the property was initially used for agriculture. Following is a summary of the review of historical maps and photographs.

On the 1901 Southern California USGS Quadrangle map (1:250,000 scale), The Project Area appears undeveloped. An intermittent stream is depicted passing through the southern portion of the Project Area, a rural road is depicted to the east, and a segment of the Chino Valley Rail Road is depicted to the north. The Project Area is shown to be part of the Santa Ana Del Chino land grant. The 1902 USGS Corona, California Quadrangle (1:125,000-scale) shows a structure north of the Project Area. On the 1933 and 1941 USGS Prado, California (1:31,680-scale) Quadrangle maps, the dam adjacent to the Project Area is depicted, as well as Lake Los Serranos, although the name of the lake is not indicated on the maps. A structure is depicted in the western half of the Project Area, near the location of a present-day garage structure. An unnamed, unpaved road following the same alignment as Country Club Drive is visible. Ramona Avenue and Pipeline Avenue are depicted, and a road following a similar alignment to Chino Hills Parkway is shown north of the Project Area and is identified as Merrill Avenue. On the 1942 USGS Corona, California (15-minute) Quadrangle map, the Los Serranos residential neighborhood is depicted south of the Project Area. Los Serranos Country Club is depicted to the southeast, and the California Institution for Men is depicted to the east.

Historic aerial photographs from 1936, 1937, and 1938 show the Project Area as primarily agricultural land bordering a small, man-made lake. The pumphouse is the only structure visible within the Project Area. The surrounding area contains several rural, unpaved roads, including an unpaved road following the perimeter of Lake Los Serranos. Streets associated with the Los Serranos neighborhood are visible immediately south of the Project Area as early as 1936; however, only a handful of houses are visible in this area by 1938. In 1946 aerial photographs, several additional structures area visible. Two structures are visible in the western half of the Project Area, near the southern shoreline of Lake Los Serranos. Two structures are visible in the eastern half of the Project Area, near an east-to-west trending road that appears to be an old alignment of present-day Valle Vista Drive. Lastly, one rectangular structure is present near Ramona Avenue.

Residential development in the Los Serranos neighborhood south of the Project Area has increased, but the area is still mostly undeveloped. In 1952 aerial photographs, the garage structure in the western half

of the Project Area is now visible. The area near the garage structure in the western half of the Project Area has been cleared and landscaped, and several small structures are visible throughout the area. A house and an office structure are visible adjacent to the northern Project boundary, and over half of the Los Serranos neighborhood to the south has been developed. In aerial photographs from 1959, the house and garage with attached shed within the Project Area, east of Country Club Drive are now visible. Valle Vista Drive has been altered to its present-day alignment, and the barn structure north of Valle Vista Drive is visible. Aerial photographs from 1960 show the second house within the Project Area, at 15244 Ramona Avenue, is now present. The structure that was northeast of the barn structure north of Valle Vista Drive has been removed. Conditions within the Project Area remain unchanged in aerial photographs from 1963, 1966, 1968, and 1972. By 1972, areas south and west of the Project Area are now nearly fully developed for residential properties. In aerial photographs from 1980, the several structures near and around the garage structure in the western half of the Project Area have been removed. A mobile home park is now present north of the Project Area, and adjacent to the northern shoreline of Lake Los Serranos. Much of the agricultural fields in the immediate vicinity have been replaced with residential developments. In aerial photographs from 1994, the rectangular structure near Ramona Road and the structure south of the house near Country Club Drive are no longer present. These conditions remain unchanged in aerial photographs from 2002, 2005, 2009, 2010, 2012, 2014, and 2016 (NETROnline 2019; UCSB Library 2019).

5.2 Archival Research Results

ECORP conducted research utilizing newspaper articles, historical maps, and secondary resources where available. Online research was undertaken for other documents relating specifically to the Greening family, Rolling Ridge Ranch, and Dam 808. This research failed to identify the architect or builder responsible for the construction of the built environment features identified within the Project Area. Rolling Ridge Ranch was owned and developed by the Greening family (Inland Valley Daily Bulletin 2011). Paul Greening was a rancher and commercial fertilizer distributor, who once served as president of the Polled Herefords Association and, according to his 1960 obituary, he helped bring water to the southwest portion of San Bernardino County (Leap 1951, San Bernardino Sun 1960). Dam 808 was built by Rolling Ridge Ranch in 1912 to create Lake Los Serranos, a reservoir used to store water primarily for agricultural purposes (City of Chino Hills 2015, Currington 2017, State of California 1984). In 1948, Paul Greening acquired the Los Serranos Country Club golf course. Paul Greening, while intending to use the golf course property for farming and grazing, stated that he would be willing to lease the property for golf (Graffis 1953). In 1953, tennis champion Jack Kramer and two partners acquired the lease from Greening and reopened the Los Serranos Country Club (Los Serranos County Club 2019).

Paul Greening's son, Jack W. Greening, was also active in the family cattle ranching business in Chino as well as agriculture in Shasta and Tehama counties. He served as president of the Pomona Valley Water District and assisted with the formation of the Southwest Chino Mutual Water Company (Inland Valley Daily Bulletin 2011). According to documents on file with the San Bernardino County Assessor reviewed by ECORP on December 6, 2019, the property is currently owned by the Jack and June Greening Living Trust (APNs 1025-561-05-000 and 1025-561-06-000), and Greening Family, LLC (APN 1025-561-04-000).

In addition, ECORP requested building permits from San Bernardino County Department of Building and Safety to identify the architect or builder responsible for the construction of the single-family residence at 15244 Ramona Avenue. To date, no information has been received from the County.

5.3 Sacred Lands File Results

Results of a search of the Sacred Lands File were received by ECORP from the NAHC on October 21, 2019. A search of the Sacred Lands File by the NAHC failed to indicate the presence of Native American Sacred Lands in the Project Area. The NAHC also provided a list of six Native American groups that have historic or traditional ties to the Project Area who may have knowledge about the Project Area. It should be noted that this does not constitute consultation in compliance with Senate Bill 18 or AB 52. A record of all correspondence is provided in Attachment A. If any additional comments are received after the submission of this report, they will be forwarded to the lead agencies for further consideration and appropriate action.

5.4 Field Survey Results

ECORP archaeologists Robert Cunningham and Steven Wintergerst surveyed the Project Area for pre-contact and historic-era cultural resources on October 23, 2019. At the time of the survey, ground visibility within the majority of the Project Area was good (80-90 percent), with areas of poor visibility (0-90 percent) around the shoreline of Lake Los Serranos. Disturbances consist of past agricultural activity, equipment storage, and materials stockpiling.

5.4.1 Cultural Resources

Three newly identified historic-period resources were recorded as part of the current survey (RC-001, RC-002, and RC-003). Newly identified resources consist of one historic-period agricultural complex (RC-001), one historic-period single-family house (RC-002), and one historic-period pumphouse and associated features (RC-003). Site descriptions follow and confidential DPR site records are provided in Attachment C.

Newly Recorded Resources

RC-001 is a historic-period agricultural property consisting of 15 features, one concentration of wooden trestles, and two artifacts. Features consists of a house (Feature 1); a garage with attached shed (Feature 2); a concrete garden wall (Feature 3); two utility poles (Features 4 and 5); a wood post, barbed wire, and rabbit wire fence line (Feature 6); a barn (Feature 7); a trough (Feature 8); a broken concrete stand pipe (Feature 9); a concrete vault with attached stand pipe (Feature 10); a large garage (Feature 11); two metal poles (Features 12 and 14); an outdoor water fixture (Feature 13), and a wood post embedded in a tree (Feature 15). Concentration 1 is a concentration of wooden trestles. Artifact 1 and Artifact 2 are steel horseshoes.

Feature 1 is a residential house built upon a raised foundation with a crawlspace. Walls are clad with coursed asbestos siding shingles, and the gabled roof is covered with asphalt shingles. The facade is directed west, and a rear entrance is located on the east-facing elevation. The windows are wood framed and rectangular with vertical long axes. A red brick chimney is located on the north-facing elevation. The house is first visible in aerial photographs from 1959.

The house contains some elements of the modern American Vernacular style of architecture. The elements of the American Vernacular style consist of unadorned porch supports, walls clad with one dominant material, a cross-gabled roof with varied pitch, and a lack of stylistic details. Other features on the house include wide overhanging eaves, an irregular ground plan, and the asymmetrical façades. The residence also has decorative knee braces underneath gables.

Figure 3. RC-001, Feature 1 house, view of façade. View to east. Photo# 0437. 10/23/2019.

Feature 2 is a detached garage with a semi-detached shed. The garage measures 24 feet north to south by 21 feet east to west. The shed measures 14 feet north to south by 11 feet east to west. The garage is located south of the house (Feature 1) and the entrance is located on the north-facing elevation. The structures are built open pad foundations. The east-facing elevation of the garage features a wood framed rectangular window with a vertical long axis. The window is covered with plywood. The garage has a moderate pitch roof covered with asphalt shingle. The shed is located east of the garage and both structures are joined at the roofline. A breezeway is located between the shed and the garage. This shed has a low pitch roof sloping toward the east. The structure has a wood framed roofline window on the south-facing elevation. The window is rectangular with a long horizontal axis. The entrance is on the north-facing elevation. The structure is first visible in aerial photographs from 1959.

Both structures are built with the same materials, workmanship, and architectural influences as the house. The walls are clad with coursed asbestos siding shingles.

The garage and semi-detached shed match the primary residence with some elements of the American Vernacular style of architecture.

Figure 4. RC-001, Feature 2, garage and semi-detached shed. View to northwest. Photo#0447. 10/23/2019.

Feature 3 is a short concrete garden wall that begins near the south-facing elevation of Feature 1 and extends eastward, then arches around the east-facing elevation of Feature 1, to an area immediately north of the rear entrance to Feature 1. The feature measures four inches wide, by five inches tall at the highest point, by 95 feet long.

Feature 4 is a utility pole with a 1958 date nail located east of Country Club Drive, near the intersection with Valle Vista Drive.

Feature 5 is a utility pole with a 1955 date nail located east of Country Club Drive, near the house (Feature 1).

Feature 6 is a fence starting near the location of southernmost utility pole (Feature 4) it extends 169 feet north along the east shoulder of Country Club Drive. The fence line then extends east for 172 feet, passing south of the garage and semi-detached shed (Feature 2). The fence line then extends north for 190 feet, at which point the fence turns and extends west 186 feet, ending at Country Club Drive. The fence line is constructed with five strands of barbed wire running along the top half, and rabbit wire along the bottom half. The wire is attached to wood posts.

Feature 7 is a barn/outbuilding located north of Valle Vista Drive. The barn is built on a slab foundation and measures 21 feet north to south by 20 feet east to west. It has a moderate pitch front gable roof covered with asphalt shingle. A wooden tilt-up canopy door is located on the north-facing elevation. A sealed and covered side doorway is located on the east-facing elevation. The walls are clad with horizontal shipboard siding. The barn is first visible in aerial photographs from 1959.

The barn matches the other buildings containing some design elements of the American Vernacular style of architecture.

Figure 5. RC-001, Feature 7, barn structure. View to south. Photo#0464. 10/23/2019.

Feature 8 is a trough constructed with a repurposed metal bathtub. The tub is surfaced with a yellow enamel coating. Three strands of barbed run above the tub on the long axis. The barbed wire strands are affixed to two metal posts embedded at the southern edge of the feature and to one wooden post embedded at the northern edge of the feature. A vertical water pipe with a metal ball float is located at the southern end of the feature. The features measures seven feet north to south by three feet east to west.

Feature 9 is the remnants of a vertical stand pipe, 13 inches in diameter. The stand pipe is broken near the ground surface and is filled with soil and displaced vegetation.

Feature 10 is a concrete vault with attached standpipe. The vault measures four feet six inches east to west, by five feet north to south, by six feet three inches tall. Wire nails are embedded in the concrete approximately five feet above ground surface. The standpipe is attached to the north-facing side of the vault. The pipe measures 16 inches in diameter by five feet six inches tall.

Feature 11 is a large garage structure measuring 56 feet east to west by 35 feet north to south, located near the southern shoreline of Lake Los Serranos. The building has a low pitch hipped roof covered with asphalt shingle. Three tilt up canopy doors are located on the west-facing elevation, and a secondary entrance is located on the east-facing elevation. Walls are constructed with gray concrete bricks. On the exterior of the building, the bricks are painted yellow. The building is first visible in aerial photographs from 1952.

The garage contains a low-pitched roof, wide overhanging eaves, walls constructed of concrete brick, asymmetrical façades, and broad expanses of uninterrupted wall surfaces. The hipped roof rests over a simple ground plan, and the garage lacks stylistic details.

Figure 6. RC-001, Feature 11, large garage structure. View to east. Photo#0409. 10/23/2019.

Feature 12 is a metal pole approximately 12 feet high. A wooden board is attached to metal brackets at the top of the pole. Two lighting fixtures are attached to the board.

Feature 13 is an outdoor water fixture encased in a vertical concrete cylinder. The concrete cylinder is filled with dirt, rocks, and displaced vegetation.

Feature 14 is a metal pole approximately 12 feet high. A wooden board is attached to metal brackets at the top of the pole. A ceramic insulator is affixed to the board.

Feature 15 is wood post embedded between two palm trees. The palm trees have grown around the base of the post, encompassing it.

Research has revealed that the property was part of Rolling Ridge Ranch owned by the Jack Greening family. In 1948, Rolling Ridge Ranch acquired the golf course from the Los Serranos Country Club. In 1953, tennis pro Jack Kramer purchased the golf course and reopened the Los Serranos County Club.

RC-002 is a historic-period residence consisting of one single-family home located at 15244 Ramona Avenue in the city of Chino Hills. The house has a low pitch front gable roof with slightly overhanging eaves. The house has exterior walls covered with stucco cladding. Windows are aluminum framed and rectangular with horizontal long axes. The front façade is located on the east-facing elevation. The front

façade and north and south elevations are asymmetrical; however, the west-facing rear elevation is symmetrical. The house measures 35 feet east to west by 28 feet north to south. The house is first visible in aerial photographs from 1960.

The house has some elements of the Minimal Traditional style of architecture. The elements of the Minimal Traditional style consist of the small house size, the low-pitched roof with little overhang of the roof eaves, and minimal amounts of architectural detail. However, unlike Minimal traditional style the residence also contains an asymmetrical front gabled façade.

Figure 7. RC-002, house façade. View to southwest. Photo#0435. 10/23/2019.

RC-003 is a pumphouse complex consisting of five features. Features consist of a pumphouse (Feature 1), a tank foundation (Feature 2), a concrete pad and pier (Feature 3), concrete footings (Feature 4), and four concrete piers (Feature 5).

Feature 1 is a pumphouse located southeast of Lake Los Serranos and Rancho Cielito Dam No. 808. The pumphouse is visible in the earliest historic aerial photographs of the area from 1936. It is associated with Rancho Cielito Dam No. 808, that was constructed by Rolling Ridge Ranch in 1912 (State of California 1984). The pumphouse is a small building measuring 22 feet southwest to northeast by 16 feet southeast to northwest. The pumphouse is built on a rectangular ground plan. The building most closely reflects elements of the Spanish Revival architectural style. The elements of the Spanish Revival style of architecture are the flat roof with parapeted walls and stucco wall surfaces.

Figure 8. RC-003, Feature 1, pumphouse. View northwest. Photo#0481. 10/23/2019.

Feature 2 is a concrete foundation for an above ground tank. The tank has been removed. The foundation measures 14 feet southwest to northeast by nine feet northwest to southeast.

Feature 3 is a concrete pad and pier adjacent to the southwest edge of the pumphouse. The feature measures five feet eight inches square. A metal pole is encased in the southern corner of the pier, and a large lag bolt is embedded in the west corner. The pad and pier are heavily worn, cracked, and weathered.

Feature 4 is a series of concrete footings extending northwest of the pumphouse. The footings are worn, cracked, and weathered. The footings measure five inches thick and the height varies across the feature from one inch to 13 inches above ground surface. The feature consists of three interconnected footing alignments. The southwestern alignment extends from the pumphouse for 45 feet to the northwest. The alignment then turns to the northeast for 12 feet. A southwest-to-northeast trending footing alignment connects the southwestern footing alignment to a northeastern footing alignment. This alignment extends 21 feet southwest to northeast. The northeastern footing alignment extend from the pumphouse for 26 feet. The interior area of the footings contains structural debris consisting of concrete fragments, metal poles, wood lathe, and metal pipe. The area also contains a light scatter of modern refuse.

Feature 5 is four concrete piers in a rectangular area measuring 8 feet north to south by 4 feet east to west.

6.0 EVALUATION OF ELIGIBILITY

Three newly identified resources were evaluated for eligibility for the CRHR. The State evaluation criteria and evaluations follow.

6.1 State Evaluation Criteria

Under State law (CEQA) cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to historical resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

A Historical Resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;

2. is included in a local register of historical resources, as defined in PRC 5020.1(k);

3. has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g); or

4. is determined to be historically significant by the CEQA Lead Agency [CCR Title 14, § 15064.5(a)].

In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

For this Project, only the fourth definition of a historical resource is applicable because there are no resources previously determined eligible or listed on the CRHR, there are no resources included in a local register of historical resources, and no resources identified as significant in a qualified historical resources survey.

The eligibility criteria for the CRHR are as follows [CCR Title 14, § 4852(b)]:

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

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, § 4852(c)].

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion 4, the potential to yield information important in prehistory or history. An archaeological test program may be necessary to determine whether the site has the potential to yield important data. The CEQA Lead Agency makes the determination of eligibility based on the results of the test program. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a historical resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, § 15064.5(a)].

6.2 Evaluation

RC-001 is a historic-age agricultural complex containing a house, a garage with attached shed; a concrete garden curb; two utility poles; a wood post, barbed wire, and rabbit wire fence line; a barn; a water trough; a broken concrete stand pipe; a concrete vault with attached stand pipe; a large garage; two metal poles; an outdoor water fixture; and a wood post embedded in a tree. The site also contains two steel horseshoes and a concentration of wooden trestles.

Historic maps and aerial photographs indicated that the property was primarily agricultural land bordering a small, man-made lake in 1936. The pumphouse (RC-003) is the only structure visible within the property in 1936 aerial photographs. In 1946 aerial photographs, the eastern half of the property is landscaped and an area on the southern shore line of Lake Los Serranos appears to have been converted to a beach for recreational use of the lake. The western half of the property appears to still be in use as agricultural land. The garage structure in the west half of the property is visible in 1952, and the house, garage with semi-detached shed, and the barn are visible by 1959. By 1980, the beach area is gone and landscaping in the western half of the property is no longer maintained.

While the site is associated with the agricultural industry in the region, archival research concluded that the property did not play a significant role in the agricultural industry of the region, nor did it contribute to the period of the growth of the community in the early twentieth century. Though the property may have some association with the local recreational industry by means of physical proximity to the Los Serranos Country Club, and acquisition of the golf course by Paul Greening in 1948; it is not strongly associated with the Club. The Club was closed at the time Paul Greening purchased the golf course and was not reopened until Greening leased the property to Jack Kramer in 1953. The resource is not associated with a significant event or pattern of events in local or regional history, therefore it is evaluated as not eligible for the CRHR under Criterion 1.

The agricultural complex was owned and managed by the Greening family, starting with Paul Greening, and then passing on to his son, Jack W. Greening. According to his obituary, Paul Greening was instrumental in bringing water to southwest San Bernardino county; however, this information has not been corroborated by other sources within the archival record. If Paul Greening's role in bringing water to the region meets the threshold of local and or regional significance, this property was operated as a private agricultural endeavor separate from his work with local water utilities. His son, Jack W. Greening, while a prominent and successful rancher, developer, and businessman, he did not significantly impact on local or regional history. As RC-001 is not associated with a person or persons important in local or regional history, it is evaluated as not eligible for the CRHR under Criterion 2.

The house and garage with semi-detached shed contain some elements of the newly conceptual American Vernacular style of architecture. While both the house and the garage with semi-detached shed exhibit elements of the American Vernacular, they are not high examples of that newly conceptual style. The style concept itself focuses on the utility and function of the building, with emphasis on use of local

materials and design techniques. These buildings, naturally, are designed with utility and function, however, they do contain some decorative elements that detract from the natural design utilitarian design features. The barn also naturally functions as an agricultural building and does not strongly embody the influences and elements of a particular architectural style. The buildings within the agricultural complex do not embody distinction among other buildings built during the period in which they were constructed or region in which they are placed. They do not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. The remaining features on the site consist of the agricultural features. These features are common in construction and design, and the site as a whole does not represent a significant distinguishable entity. Therefore, RC-001 is not eligible for the CRHR under Criterion 3.

The agricultural complex does not have the potential to yield information important in prehistory or history. The property history is fairly well documented in the archival record. RC-001 cannot provide additional historically important information, and there is no potential for the agricultural complex to provide additional information that is not already represented in the archival record. As a result, RC-001 is evaluated as not eligible for the CRHR under Criterion 4.

The house and associated outbuildings retain integrity of materials, design, and workmanship; however the integrity of feeling and association has been compromised by removal and damage to agricultural features, disrepair of outbuildings, and use of the property as a storage yard rather than an agricultural endeavor.

RC-001 is not eligible for the CRHR under any criteria and does not contribute to any known or potential district.

RC-002 is a historic-period homesite consisting of one single-family home located at 15244 Ramona Avenue in the City of Chino Hills. The house is contains some elements of the Minimal Traditional style of architecture

The house is first visible in aerial photographs from 1960. The house is associated with the residential development of Chino Hills in the mid-twentieth century. Development in Chino Hills during this period consisted largely of residential and commercial growth; as such, construction of the residence was not unique and did not make a significant contribution to the residential expansion of the region. No historical event took place at the residence and the building itself made no significant contribution to history. Furthermore, it is not associated with the development of the nearby Rancho Los Serranos neighborhood. As RC-002 is not associated with a significant event or pattern of events in local, regional, or state history, it is evaluated as not eligible for the CRHR under Criterion 1.

A search of property records has revealed the parcel has been owned by the Greening family prior to construction of the house. As stated prior, the house would not have a significant associate to Paul Greening's role in the development of the local water utility infrastructure. In addition, there is no indication that the either Paul Greening or Jack W. Greening ever lived in this house. It was likely built as a rental property for employees of Rolling Ridge Ranch, or as a means to generate additional income. The

residence is not associated with a person or persons important in local or regional history, and therefore it does not meet eligibility criteria under CRHR Criterion 2.

The house possesses elements of the Minimal Traditional style, such as the small house size, the low-pitched roof with little overhang of the roof eaves, minimal amounts of architectural detail. Despite containing some elements of Minimal style, it also contains elements that are not conducive of prime examples of minimal style including an asymmetrical front gabled façade. The house is not a high-style representation of the Minimal Traditional style. The house does not embody distinction among other buildings built during the period in which it was constructed. It does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, RC-002 is not eligible for the CRHR under Criterion 3.

The property history is fairly well documented in the archival record. RC-002 does not additional historically important information, and there is no potential for the residence to provide additional information that is not already represented in the archival record. As a result, RC-002 is not eligible for the CRHR under Criterion 4.

The integrity of materials, design, and workmanship is compromised by the presence of modern aluminum-framed windows and modern doors.

RC-002 is not eligible for the CRHR under any criteria and does not contribute to any known or potential district.

RC-003 is a pumphouse complex consisting of five features including a pumphouse, a tank foundation, a concrete pad and pier, concrete footings, and four concrete piers. The pumphouse is constructed with elements of the Spanish Revival style of architecture. These elements consist of the flat roof with parapeted walls, and stucco wall surfaces. The remaining features of the site are the fragmented remains of features associated with the operation of the pumphouse.

The site is associated with Rancho Cielito Dam No. 808 and was likely built when the dam was constructed in 1912. The dam created Lake Los Serranos, which has served as a small private reservoir and recreational lake in the early-twentieth century. The pumphouse as it relates to the dam was an inherently important component of the reservoir system. Despite being important to the function of the system, it did not make a significant contribution to history as it relates to water utility, or agriculture, as the reservoir system was created and functioned solely to serve the water needs of Rolling Ridge Ranch, and not the community at large. As the site does not have any known association with events significant to local or regional history and did not contribute to any broad pattern of local history, RC-003 is evaluated as not eligible for the CRHR under Criterion 1.

Research indicates an association between the pumphouse and its constituent features with Paul Greening. The pumphouse was part of a private water reservoir system created to support the operation of Rolling Ridge Ranch. As such, the water system is unrelated to Paul Greening's work with local water utility development. As the site does not have any known significant association with the lives of historically important persons, it is not eligible for the CRHR under Criterion 2.

The pumphouse is constructed with elements of the Spanish Revival style of architecture. These elements consist of the flat roof with parapeted walls, and stucco wall surfaces. While the pumphouse is built with these elements of the Spanish Revival architectural style, the structure was built with a focus on its function as a pumphouse, and not as an example of a particular architectural style. The style design elements are common among water supply infrastructure buildings, in an effort to avoid an overly utilitarian appearance of the infrastructure elements. As such, the pumphouse does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possesses high artistic values. The remaining features on the site consist of a tank foundation, a concrete pad and pier, concrete footings, and four concrete piers. These features are common in construction and design, and the site as a whole does not represent a significant distinguishable entity. Therefore, RC-003 is evaluated as not eligible for the CRHR under Criterion 3.

Archival research and a review of historical aerial photographs and maps indicates that the pumphouse site was likely constructed circa 1912 and has been the subject of routine repair and maintenance, and modern upgrades throughout the years. Given the nature of the resource, it does not possess the potential to yield any additional information regarding the historical significance, construction, or design of the pumphouse or Dam No. 808 and associated facilities that is not already represented in the archival record. Therefore, RC-003 does not have the potential to yield information important in history and is not eligible for the CRHR under Criterion 4.

The pumphouse is in a state of disrepair, with walls that are severely weathered, cracked, and damaged. The condition of the pumphouse has compromised the structure's integrity of materials, design, and workmanship. The remainder of the site is composed of features that have been partially removed or exist in an extremely dilapidated state. The removal of features, the presence of a residential development on the edge of the Lake Los Serranos, and the severely degraded state of the pumphouse building has compromised the integrity of design, workmanship, feeling, and association of this site.

RC-003 is not eligible for the CRHR under any criteria and does not contribute to any known or potential district.

7.0 MANAGEMENT CONSIDERATIONS

7.1 Conclusions

No previously recorded resources were identified on the property as a result of the records search. During the field survey, three newly identified historic-period resources were recorded. These sites consist of one historic-period agricultural complex (RC-001), a single-family house (RC-002), and a pumphouse with associated features (RC-003). These resources have been evaluated using CRHR eligibility criteria and were evaluated as not eligible for the CRHR under any criteria. RC-001, RC-002, and RC-002 are also not currently listed in a local register of historical resources, as defined in PRC 5020.1(k), and have not been identified as significant in a historical resources survey, as defined in PRC 5024.1(g). Therefore, RC-001, RC-002, and RC-002 are not considered Historical Resources as defined by CEQA [CCR Title 14, § 15064.5(a)] and the proposed Project would not result in any significant impacts to Historical Resources under CEQA.

7.2 Likelihood for Subsurface Cultural Resources

The records search revealed that 11 pre-contact resources, 17 historic-period resources, and one multicomponent resource are located within one mile of the Project Area. Surface sediments within the Project Area consist of late Pleistocene older surficial sediments, and a lesser amount of mid-Holocene surficial sediments. Of these, Holocene sediments are considered most likely to contain subsurface cultural deposits. Due to the presence of sediments contemporaneous with human occupation of the region, the presence of an intermittent stream passing through the Project Area in the past, and the presence of previously recorded pre-contact resources in the surrounding area, the potential for subsurface resources is considered moderate.

In all cases, the Lead Agency will require that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable State laws. However, until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites and standing structures, no ground-disturbing activity or demolition should occur.

7.3 Post-Review Discoveries

There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. CEQA requires the Lead Agency to address any unanticipated cultural resource discoveries during project construction. Therefore, ECORP recommends the following mitigation measures be adopted and implemented by the Lead Agency to reduce potential adverse impacts to less than significant.

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the County of San Bernardino and the applicable landowner. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641).

The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The Lead Agency is responsible for ensuring compliance with these mitigation measures because damage to significant cultural resources is in violation of CEQA. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

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LIST OF ATTACHMENTS

Attachment A – Sacred Lands File Coordination

Attachment B – Project Area Photographs

Attachment C – ***Confidential*** Cultural Resource Site Locations and Site Records

ATTACHMENT A

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2019-185 Chino Hills Rancho Cielito

County: San Bernardino County

USGS Quadrangle Name: Prado Dam (1978, NAD 83)

Township: 02S **Range:** 08W, SBBM **Section(s):** N/A (Santa Ana del Chino Landgrant)

Company/Firm/Agency: ECORP Consulting, Inc.

Street Address: 215 North Fifth Street

City: Redlands **Zip:** 92374

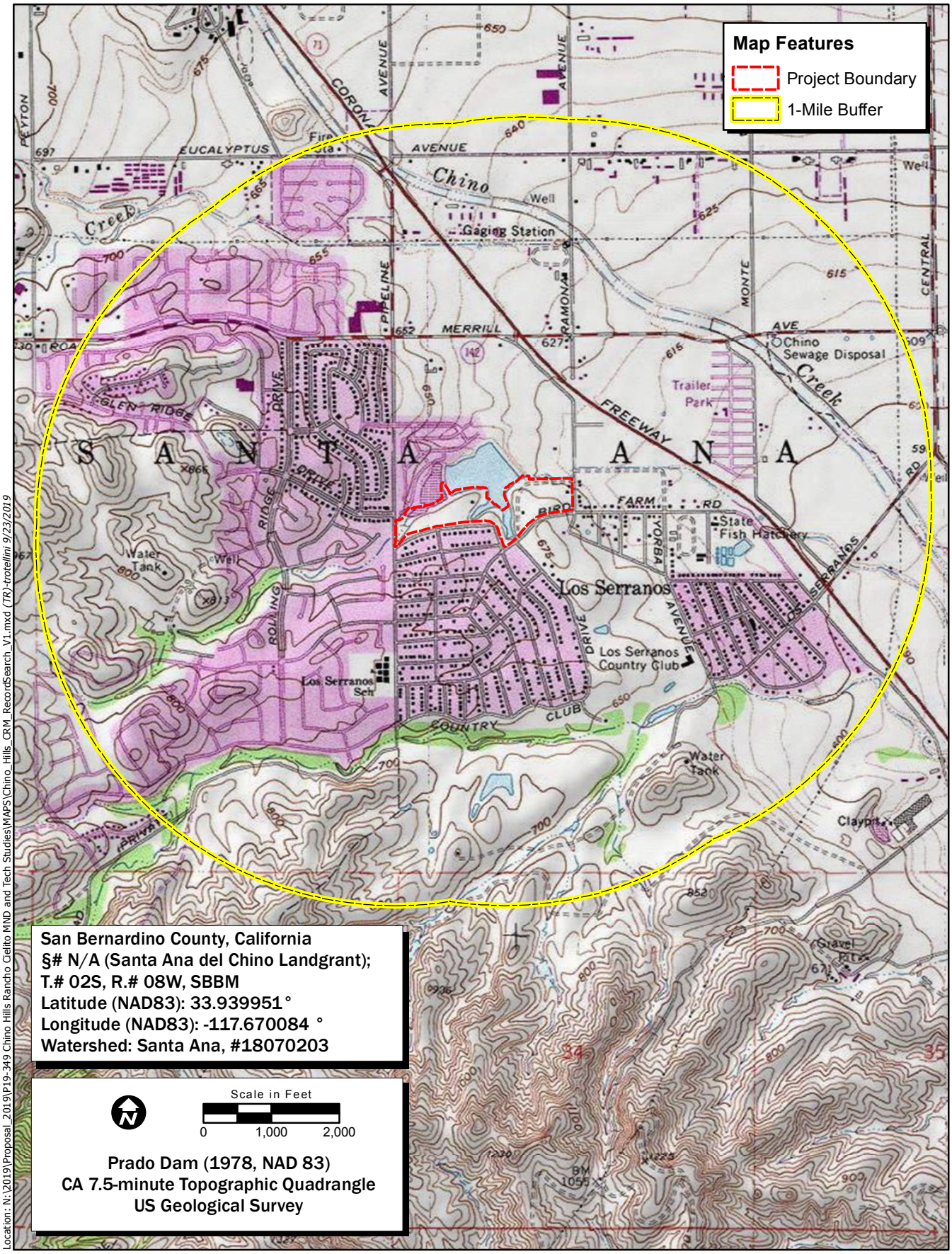
Phone: (909) 307-0046

Fax: (909) 307-0056

Email: wblumel@ecorpconsulting.com

Project Description: ECORP is requesting a Sacred Lands File search for the proposed construction of residential buildings in a 49-acre area in the city of Chino Hills. I have attached a copy of the Sacred Lands File contact form above along with a map showing the project area. The results of this search can be sent to me at wblumel@ecorpconsulting.com. They can also be faxed to my attention at **(909) 307-0056**. Please reference the project number 2019-178 on all correspondence.

Please let me know if you have any questions or need any additional information.



Location: N:\2019\Proposal_2019\P19-349 Chino Hills Rancho Cielito MND and Tech Studies\MAPS\Chino_Hills_CRM_RecordSearch_V1.mxd (TR)-trotellini 9/23/2019

Map Date: 9/23/2019

DRAFT

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Rancho Cielito CRM Records Search

P19-349 Chino Hills Rancho Cielito Project

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov

October 21, 2019

Wendy Blumel
ECORP Consulting, Inc.

VIA Email to: wblumel@ecorpconsulting.com

RE: 2019-185 Chino Hills Rancho Cielito Project, San Bernardino County

Dear Ms. Blumel:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Staff Services Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Bernardino County
10/21/2019

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

San Fernando Band of Mission Indians
Donna Yocum, Chairperson
P.O. Box 221838 Kitanemuk
Newhall, CA, 91322 Vanyume
Phone: (503) 539 - 0933 Tataviam
Fax: (503) 574-3308
ddyocum@comcast.net

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2019-185 Chino Hills Rancho Cielito Project, San Bernardino County.

ATTACHMENT B

Project Area Photographs

PHOTOGRAPH RECORD

Page 1 **of** 2 - **Resource Name or #:Rancho Cielito** **Year** 2019
Camera Format: Digital Lens Size: 35mm
Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	23		404	Project area overview	East	
10	23		407	Brick dumped within project area	West	
10	23		408	RC-001, Feature 11`	South	
10	23		409	RC-001, Feature 11, west-facing elevation	East	
10	23		410	RC-001, Feature 11`north-facing elevation	South	
10	23		411	RC-001, Feature 11`east-facing elevation	West	
10	23		412	RC-001, Feature 11`electrical panel	West	
10	23		416	RC-001, Feature 11, detail of chimney and foundation	Southwest	
10	23		419	RC-001, Feature 11`detail of roof and fascia board	South	
10	23		420	RC-001, Feature 11, detail of eaves	South	
10	23		423	RC-001, Feature 11, rafters and trusses	Detail	
10	23		428	RC-001, Feature 12, pole	Northwest	
10	23		429	RC-001, Feature 14, pole`	West	
10	23		430	RC-001, Feature 13, water fixture	South	
10	23		432	RC-001, Feature 15, post `	Southwest	
10	23		433	RC-002, house west-facing elevation	East	
10	23		434	RC-002, house north-facing elevation	South	
10	23		435	RC-002, house front façade	Southwest	
10	23		436	RC-002, house south-facing elevation	North	
10	23		437	RC-001, Feature 1, house front façade	East	
10	23		438	RC-001, Feature 1, house north-facing elevation	South	
10	23		439	RC-001, Feature 1, house east-facing elevation	West	
10	23		440	RC-001, Feature 1, house south-facing elevation	North	
10	23		441	RC-001, Feature 1, house detail of eaves	North	
10	23		443	RC-001, Feature 1, house window detail	North	
10	23		444	RC-001, Feature 1, house detail of foundation	Southwest	
10	23		445	RC-001, Feature 3, short wall	East	
10	23		447	RC-001, Feature 2, garage and attached shed	Northwest	
10	23		448	RC-001, Feature 2, garage and attached shed	West	
10	23		449	RC-001, Feature 2, garage and attached shed	South	
10	23		457	RC-001, Feature 4, utility pole,1958 date nail	North	
10	23		459	RC-001, Feature 5, utility pole, 1955 date nail	East	
10	23		460	RC-001, Feature 6, fence	South	
10	23		463	RC-001, Concentration 1, wooden trestle frames	South	
10	23		464	RC-001, Feature 7, garage north-facing elevation	South	
10	23		465	RC-001, Feature 7, garage west-facing elevation	East	
10	23		466	RC-001, Feature 7, garage south-facing elevation	North	
10	23		467	RC-001, Feature 7, garage east-facing elevation	West	
10	23		468	RC-001, Artifact 2, horseshoe	Ground	
10	23		471	RC-001, Artifact 1, horseshoe	Ground	
10	23		473	RC-001, Feature 8, converted bathtub water trough	East	
10	23		474	RC-001, Feature 9, remnant of stand pipe	East	
10	23		475	RC-001, Feature 10, concrete vault and attached stand pipe	West	
10	23		477	Equipment and material stored in project area	Southeast	
10	23		478	RC-003, Feature 1, pumphouse, northeast-facing elevation	Southwest	
10	23		479	RC-003, Feature 1, pumphouse, northwest-facing elevation	Southeast	
10	23		481	RC-003, Feature 1, pumphouse, southeast-facing elevation	Northwest	
10	23		482	RC-003, Feature 1, pumphouse, detail of doors	Northwest	

PHOTOGRAPH RECORD

Page 2 **of** 2 - **Resource Name or #:Rancho Cielito** **Year** 2019
Camera Format: Digital Lens Size: 35mm
Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

10	23		486	RC-003, Feature 2, tank mount	South	
10	23		487	RC-003, Feature 3, concrete pad and pier	North	
10	23		489	RC-003, Feature 5, four concrete piers	East	
10	23		493	RC-003, Feature 4, concrete footing and retaining wall	East	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Confidential Cultural Resource Site Locations and Site Records

This Attachment contains information on the specific location of cultural resources. This information is not for publication or release to the general public. It is for planning, management and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.