

September 22, 2021

Ryan Liu, CFO
Golden Management Services, Inc.
4900 Santa Anita Avenue, Suite 2C
El Monte, CA 91731

Subject: Cultural and Paleontological Resources Assessment for the Philadelphia Street Industrial Center Project, City of Chino, County of San Bernardino California.

Dear Mr. Liu:

At the request of Golden Management Services (CLIENT), Duke Cultural Resources Management, LLC (DUKE CRM) has conducted a records search, field survey, and a historic evaluation for the Philadelphia Street Industrial Center Project (Project), located in an unincorporated portion of Chino, San Bernardino County, California (Attachment A, Figure 1 Project Vicinity). The Project is located at 12040 East End Avenue and is within the proposed Chino annexation area. The Project is subject to the California Environmental Quality Act (CEQA) and the City of Chino (CITY) is the Lead Agency for CEQA.

The Project will convert the property (APN 1013-521-04) into three office buildings with two parking lots. The Project is approximately 4.6 acres in size. It is located in Section 33, Township 1 South, Range 8 West, as shown on the USGS *Ontario, Calif.* 7.5-minute quadrangle map (Attachment A, Figure 2 Project Location). Specifically, it is located at the northwest corner of Philadelphia Street and East End Avenue (Attachment A, Figure 3 Project Aerial).

On June 22, 2021, DUKE CRM requested a records search at the South Central Coastal Information Center (SCCIC). The SCCIC provided the records search results on August 23, 2020. The SCCIC is part of the California Historical Resources Information System (CHRIS) and is located at California State University, Fullerton. The records search included a review of all recorded cultural resources and reports within a ½-mile radius of the Project. In addition, the California Built Environment Resources Directory (BERD) was examined, which includes the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

SCCIC records indicate two cultural resource reports within ½-mile of the Project. Neither of those reports are within the Project. The reports were not available to the SCCIC staff due to COVID-19 closures. Table 1 summarizes the reports within the Project.

Table 1. Reports within ½-mile of the Project

Report No.	Year	Report Title	Author(s)
LA-09169	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE24047C (VZW Colo Reservoir), 1250 East Franklin Avenue, Pomona, Los Angeles, California	Wayne H. Bonner

Report No.	Year	Report Title	Author(s)
SB-04100	2002	Cultural Resources Assessment for Cingular Wireless Facility SB 153-01, City of Chino, San Bernadino County, CA 8PP	Carolyn Kyle

In addition to investigative reports, the SCCIC provided data on cultural resources recorded within ½-mile of the Project and found no cultural resources documented within ½-mile of the Project.

A check of the Sacred Lands File has been requested from the Native American Heritage Commission. Results are pending.

A paleontological records search was requested on or about June 22, 2021 from the San Bernardino County Museum (SBCM). After several attempts to follow-up with no response, DUKE CRM learned on September 17, 2001 that the SBCM does not currently have a paleontologist on staff and is not performing this research. DUKE CRM has prepared this assessment of the Project area's paleontological sensitivity based on published data.

The Chino Basin was formed as a result of tectonic activity along major fault zones. It is part of a larger, broad, alluvial-filled valley located between the San Gabriel/San Bernardino Mountains to the north (Transverse Ranges) and the elevated Perris Block/San Jacinto Mountains to the south (Peninsular Ranges) (Chino Basin Watermaster 2021). Young alluvium is commonly light yellow, brown, or gray. It consists of rounded fragments derived from erosion of bedrock, from reworked older alluvium, and from the mechanical breakdown of larger fragments within the young alluvium itself. The young alluvium varies in thickness from over 100 feet near the mountains to a just few feet south of Interstate 10, and generally covers most of the northern half of Chino Basin in undisturbed areas (Chino Basin Watermaster 2021).

The geology within the Project is classified as Unit 3 of young alluvial-fan deposits (Q_{y3}) (Figure 4). This unit is deposited above Units 1 and 2, and below Units 4 and 5. Unit 3 dates from the Holocene and late Pleistocene in part distinguished on basis of relative terrace levels. A search of the University of California Museum of Paleontology database does not record fossil resources in proximity to Project area. These young alluvial sediments are underlain by two additional units and old alluvium. Old alluvial fan deposits may be encountered during excavations in excess of 5 feet. These deposits are known to be sensitive for fossil resources.

The Project area is dominated by Grangeville fine sandy loam soils, though a sliver along the western boundary is classified as Urban land-Palmview-Tujunga complex. Grangeville fine sandy loam soils are forms from alluvial deposition associated with flood plains at slopes between zero and two percent.

On July 7, 2021 Morgan Bender, M.A., RPA Archaeologist at DUKE CRM, conducted an intensive survey of the 4.6-acre Project area. The property was accessed via a gate on East End Avenue. The survey was performed by walking a series of parallel transects spaced no greater than 15-meter throughout the Project area. Digital photos were taken to document the house and surroundings within the Project area (Attachment B, Project Photographs).

The topography of the Project is nearly flat with trees and shrubbery in the northern end of Project. Sediment in the Project consisted of a light brown silt with near 100% surface visibility with minor areas with heavier vegetation with approximately 10% visibility. Modern debris is found throughout

Project, and there has been a break-in of the property, which was confirmed by the neighboring warehouse owner. An isolated brick was found in the north boundary of Project in a degraded state with no associated features. There were three buildings on the property, two were demolished circa 2019-2020 and the remaining home was photographed, documented, and evaluated for significance under CEQA. See the State of California Department of Parks and Recreation site forms (DPR 523 series: Attachment C).

Architectural Historian Dana Supernowicz evaluated the extant structure. The following discussion summarizes the evaluation (Attachment C DPR 523).

The extant structure was evaluated for listing in the CRHR. Under CEQA, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (PRC Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated below, were developed to be in accordance with previously established criteria developed for listing in the NRHP.

According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations 4852(d)(2)). In order for a property to be eligible under any criteria, it must retain integrity. The National Park Service, along with state and local agencies, define integrity as retaining aspects of location, design, setting, materials, workmanship, feeling, and association.

The 4.6 acre subject property encompasses a 3,500 square foot common California Ranch style residence built in 1964. It was owned and occupied by the Nagano family through circa 2017. The parcel served as a small ranchette or family farm where the Japanese American George Nagano, his wife Shizue, and their children operated a flower farm and sold fruit and vegetables on the property. The flower business reportedly ended in 1978, however, the Naganos had a small fruit stand where they continued to sell their produce on the property.

In order for a property to be significant under any criteria, it must retain integrity. In applying the definition of integrity to the subject property, the following findings are made:

Location – The subject property retains its original location, although the original function of the property has changed since it was acquired in 1964 as a flower farm having two large greenhouses that have since been demolished.

Design – The California Ranch style residence appears to have had a few alterations since it was constructed in 1964, although most of the windows have been boarded over and unavailable for inspection.

Setting – The setting of the property has changed since its initial development. Today, the property is surrounded by light industrial development from the 1980s forward.

Materials- The residence retains most of its original materials, although most of the windows are boarded over and unavailable for inspection.

Workmanship – The workmanship of the residence is quite modest, yet consistent with the era in which it was constructed.

Feeling – The feeling of the ranchette or flower farm is greatly diminished with the loss of greenhouses and industrial development around the parcel.

Association – The property’s association with its original owner and the function of the property has drastically changed in the last few decades with the loss of the greenhouses and contemporary industrial development surrounding the parcel.

In summary, the subject property does not appear to be eligible for the CRHR under Criterion 1 since it is not associated with a significant event or events in the history of Chino or San Bernardino County. Under CRHR Criterion 2, the subject property does not appear to be associated with a person or persons of significance in the history of Chino or San Bernardino County. Under CRHR Criterion 3, the property, the residence architecturally is a common example of California Ranch style architecture that lacks integrity due to the loss of the agricultural improvements within the parcel. Finally, under CRHR Criterion 4, there is no evidence that the property has the potential to provide “significant” archaeological data. See Appendix C for the DPR 523 site record.

Therefore, the subject property does not appear to meet the CRHR criteria for listing on the register. An evaluation of the property using CRHR criteria has concluded structure within the subject Property is not eligible for the CRHR and do not represent a “historical resource” as defined in CEQA. Therefore, the Project will not have a significant impact on historical resources.

Paleontological research indicates the entire geology within the Project area is young alluvium near the surface and unlikely to contain fossil resources. Below this layer lies additional subdivisions of the young alluvium and old alluvium. Old alluvium is sensitive with regards to fossil resources. The depth at which old alluvium deposits are exposed varies across the basin. It is, therefore, recommended that a paleontological monitor be present during excavations greater than 5 feet in order to ascertain whether old alluvial sediments have been exposed and, if so, to monitor excavation in those sediments.

This, along with appropriate recording and recovery efforts, will mitigate the potential impact to a level that is less than significant for the purposes of CEQA.

Paleontological Monitoring - A paleontological monitor shall be present during ground disturbing activities below five feet from the surface. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
2. The paleontological monitor shall be present full-time during ground disturbance below five feet of the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.
3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.
6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.
7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

If archaeological and/or paleontological discoveries are made during construction, it is recommended that work in the immediate vicinity of the find be halted, and a qualified archaeologist/paleontologist be retained to assess the nature and significance of the find and make recommendations prior to further disturbance. If the discovery is prehistoric in age, it is recommended that local Native Americans representatives be consulted. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately.

Thank you for contacting DUKE CRM on this Project. If you have any questions or comments, you can contact me at (949) 356-6660, or by e-mail at curt@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



President/Principal Archaeologist

Attachments

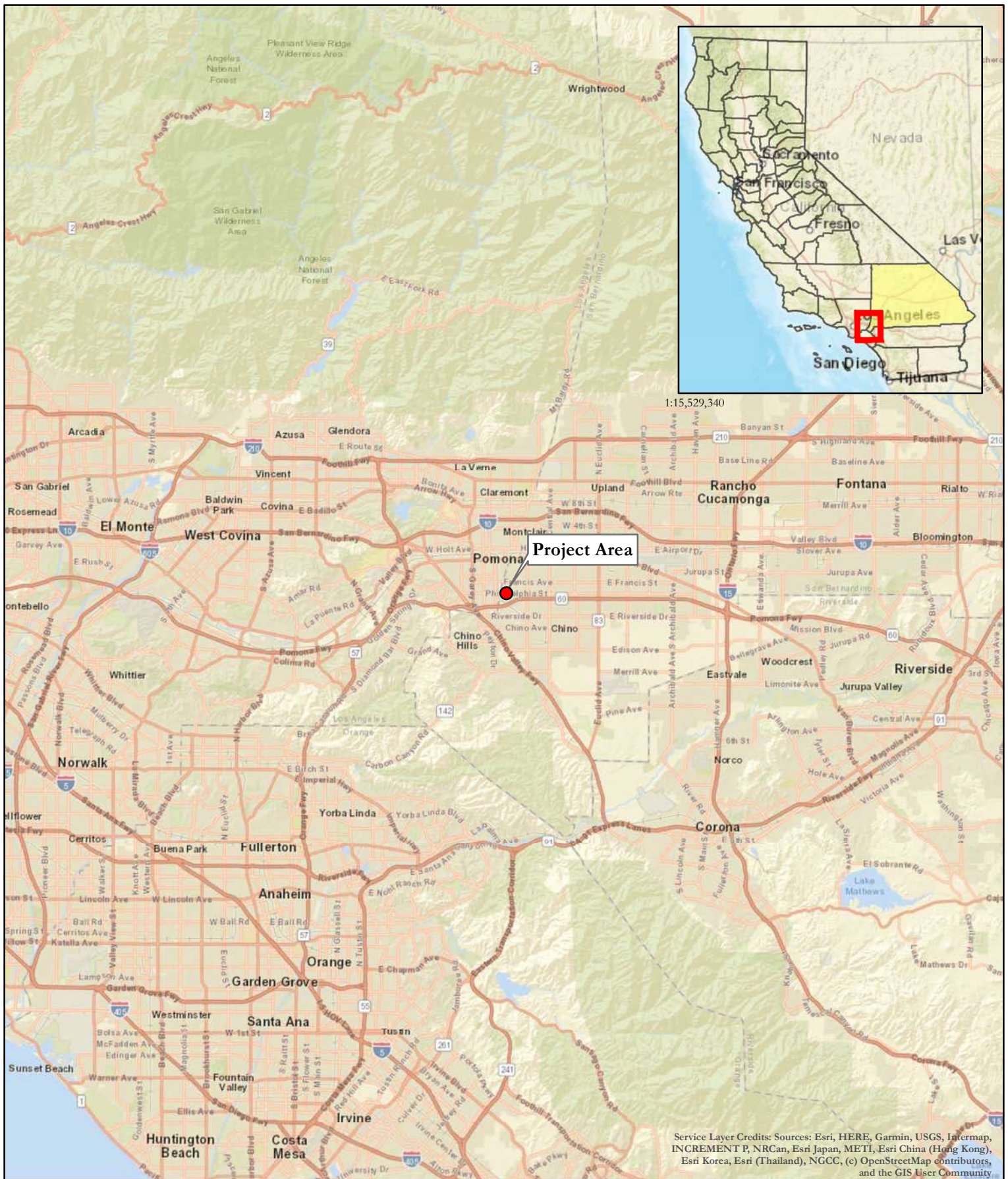
A: Project Maps

B: Project Photographs

C: Department of Parks and Recreation (DPR) Historic Evaluation

ATTACHMENT A

PROJECT MAPS

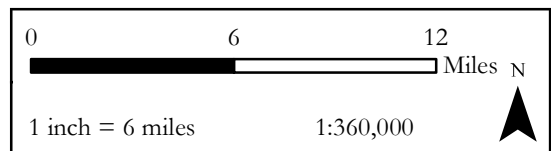


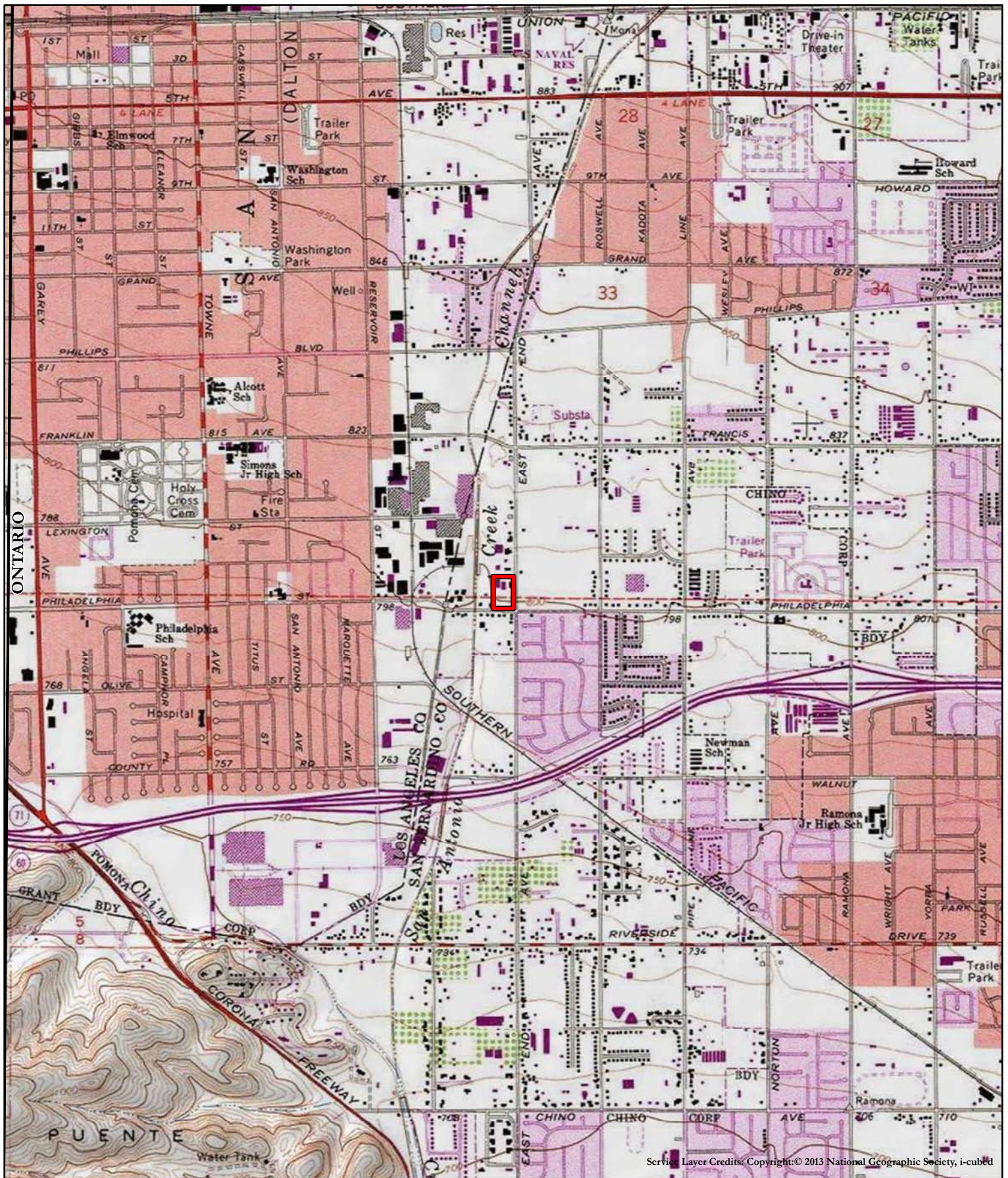
Map 1 - Project Vicinity

Philadelphia St. Industrial Center, Chino, C-0367



● Project Area





Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed

Map 2 - Project Location

Philadelphia St. Industrial Center, Chino, C-0367


Ontario, Calif USGS 7.5-Minute Quadrangle

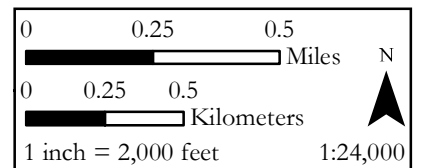
T1S, R8W, Section 33

T2S, R8W, Section 4

Date of Map: 1954 / Photorevised: 1981

 Project Area

 USGS 7.5' Quads



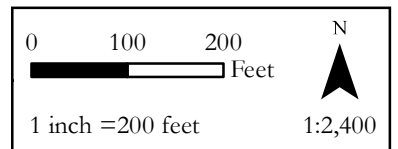


Map 3 - Project Aerial

Philadelphia St. Industrial Center, Chino, C-0367



 Project Area



ATTACHMENT B

PROJECT PHOTOGRAPHS



Figure 1: Project Overview, view southwest.



Figure 2: Project overview, view north.



Figure 3: Project overview, view southeast.



Figure 4: Ground cover, plain view.



Figure 5: Overview of house, view north.



Figure 6: Overview of house, view south.



Figure 7: Brick found in north corner, plain view.



Figure 8: Debris found near house, view east.

ATTACHMENT C

DPR 523 SERIES SITE RECORD

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or #: 12040 East End Avenue

P1. Other Identifier:

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

***a. County:** San Bernardino

***b. USGS 7.5' Quadrangle:** Ontario, California 1967 and 2012

c. Address: 12040 East End Avenue

City: Chino

Zip: 91710

d. UTM:

e. Other Locational Data (APN #1013-521-04): The single-family residence is flanked on the east by East End Avenue and to the south by Philadelphia Street. To the north and the west are light industrial agricultural facilities.

***P3a. Description:** The property consists of a rectangular-shaped, single-story, wood-frame California Ranch style residence with an attached double-car garage. The subject property, which was built in 1964 and includes 4 bedrooms and 2 bathrooms, is sited on a level 3.20-acre parcel. The residence rests on a concrete stem wall foundation and features a moderately sloping gable roof covered with asphalt shingles, boxed eaves, and stucco exterior wall cladding. All the windows in the house have been boarded over to prevent vandalism. The front entrance is situated along the side of the residence facing East End Avenue. The entrance is slightly inset under the roof eaves, accessed via a concrete stoop leading to a double-door entry with brick cladding to the left of the doors. To the right of the main entrance is a gablet and each end wall features a gable and hipped roof. The north end of the residence features a single plywood garage door. To the left of the garage door is a boarded-over single-entry door. The rear or west elevation of the house features a single-entry door with a metal security screen and a triple metal-sash window. The property is best described as a ranchette and once included several agricultural sheds to the west of the residence.

***P3b. Resource Attributes:** HP6 - Single-family residence; HP33 - Farm

***P4. Resources Present:** Building Structure Object Site District Element of District

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



P5b. Description of Photo: View looking northwest at the front of the residence from East End Avenue.

***P6. Date Constructed/Age and Sources:** Historic 1964, according San Bernardino County tax records

***P7. Owner and Address:** Lankershim Industrial, LP

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

***P9. Date Recorded:** July 2021.

***P10. Type of Survey:** Architectural
Describe: CEQA Evaluation

***P11. Report Citation:** Architectural Assessment Study of 12040 East End Avenue, Chino, San Bernardino County, California 91710. Prepared for Duke Cultural Resources Management, LLC, 18 Technology Drive, Suite 103, Irvine, CA 92618. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. July 2021.

***Attachments:** Building, Structure, and Object Record; Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 9

*Resource Name or #: 12040 East End Avenue

NRHP Status Code: 6Z

- B1. Historic Name:** Nagano Nursery/Farm
B2. Common Name: 12040 East End Avenue
B3. Original Use: Ranchette
B4. Present Use: Vacant
- ***B5. Architectural Style:** California Ranch
***B6. Construction History:** Based upon historical topographic maps and aerial photographs, the subject property represents a small ranchette located in Chino valley in an area that previous to the 1990s was largely developed with orchard crops. By the 1970s, the area surrounding East End Avenue was slowly subdivided into smaller parcels or ranchettes. The subject property appears to have been split off a larger ranch or farm to form its current size of 3.6-acres. The residence on the parcel was built in 1964 and soon afterwards two rectangular sheds were built to the east, both of which have subsequently been demolished in the past year.
- ***B7. Moved?** No Yes Unknown **Date:** **Original Location:**
***B8. Related Features:** Industrial buildings associated with light industry and agriculture.
B9a. Architect: Undetermined **B9b. Builder:** Undetermined
- ***B10. Significance: Theme:** California Ranch Architecture/Agriculture **Area:** Chino **Period of Significance:** 1964
Property Type: Single-family residence/Ranchette **Applicable Criteria:** CRHR 1, 2, 3, and 4

The historic context of the subject parcel is primarily tied to the development of Chino during the 1950s-1960s. Chino is located in San Bernardino County in the heart of the Los Angeles basin, about 35 miles east of Los Angeles and 25 miles northeast of Anaheim. Situated in the lush valley below the San Gabriel Valley Mountains, the city lies within 30 minutes of over 20 public and private colleges and universities. Chino is bounded by California State Highways 60 and 71, and provides close access to Interstates I-10, I-15 and State Highway 91. Incorporated in 1910, Chino has a rich agricultural history which is noted in the city's motto: "Where Everything Grows." At one time the premiere center of dairy farming in the country, the area specialized in orchard, row crops and dairy. Chino's place as a township began in 1887 when Richard Gird began the sale of portions of his Chino Ranch land for public development. Chino's population grew tenfold over the next couple decades and the town was incorporated in 1910. The City of Los Angeles saw an influx of people during the 1920s that pushed its dairy industry out of the city and into Chino. The dairy and agricultural industries continued to thrive in Chino into the 1980s, when a significant influx of business and industry took root in the city (City Town Information Website 2021). Refer to BSO, Page 2 of 9.

- B11. Additional Resource Attributes:** N/A
B12. References: Ancestry Website. www.ancestry.com. Accessed July 2021; California Department of Transportation. *Tract Housing in California 1945-1973: A Context for National Register Evaluation*. 2011; *Chino Champion*. Newspaper. "Farmer Has Local Following." August 13, 1998; *Chino Champion*. Newspaper. "Chino Obituaries." October 7, 2017; City Town Information Website. "Overview of Chino." <https://www.citytowninfo.com/places/california/chino>. Accessed July 15, 2021; Gregory, Dan. *Cliff May and the Modern Ranch House*. New York: Rizzoli. 2008; Halsted, Byron D., ed. *Barns, Sheds and Outbuildings*. New York: O. Judd Co. 1881, reprinted Brattleboro, VT.: Stephen Greene Press, 1977; May, Cliff. *Sunset Western Ranch Houses*. Editorial Staff of *Sunset Magazine* in Collaboration with Cliff May. 1946, reprinted with permission, Hennessey+Ingalls. 1999; May, Cliff. *Western Ranch Houses*. Editorial Staff of *Sunset Magazine* and Books. 1958, reprinted with permission, Hennessey+Ingalls. 1997; NetroOnline Website. "Historic Aerials." <https://www.historicaerials.com>. Accessed July 15, 2020; Schultz, LeRoy G., comp. *Barns, Stables and Outbuildings: A World Bibliography in English, 1700-1983*. Jefferson, NC and London: McFarland and Company, 1986; USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.; Van Kampen, Carol. "From Dairy Valley to Chino: An Example of Urbanization in Southern California's Dairy Land." https://scholarworks.csun.edu/bitstream/handle/10211.2/2398/CAgeographer1977_p39-48.pdf. Accessed July 15, 2021.
- B13. Remarks:**
B14. Evaluator: Dana E. Supernowicz, Architectural Historian, 3142 Bird Rock Road, Pebble Beach, CA 93953
Date of Evaluation: July 2021

AERIAL PHOTOGRAPH (Google Earth 2021)



(This space reserved for official comments.)

***B10. Significance (Continued):**



Figure 1: 3D Aerial view of the subject parcel w/ outbuildings March 2017 (Google Earth 2021).



Figure 2: 3D Aerial view of 12040 East End Avenue w/ outbuildings, March 2017.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance (Continued):**

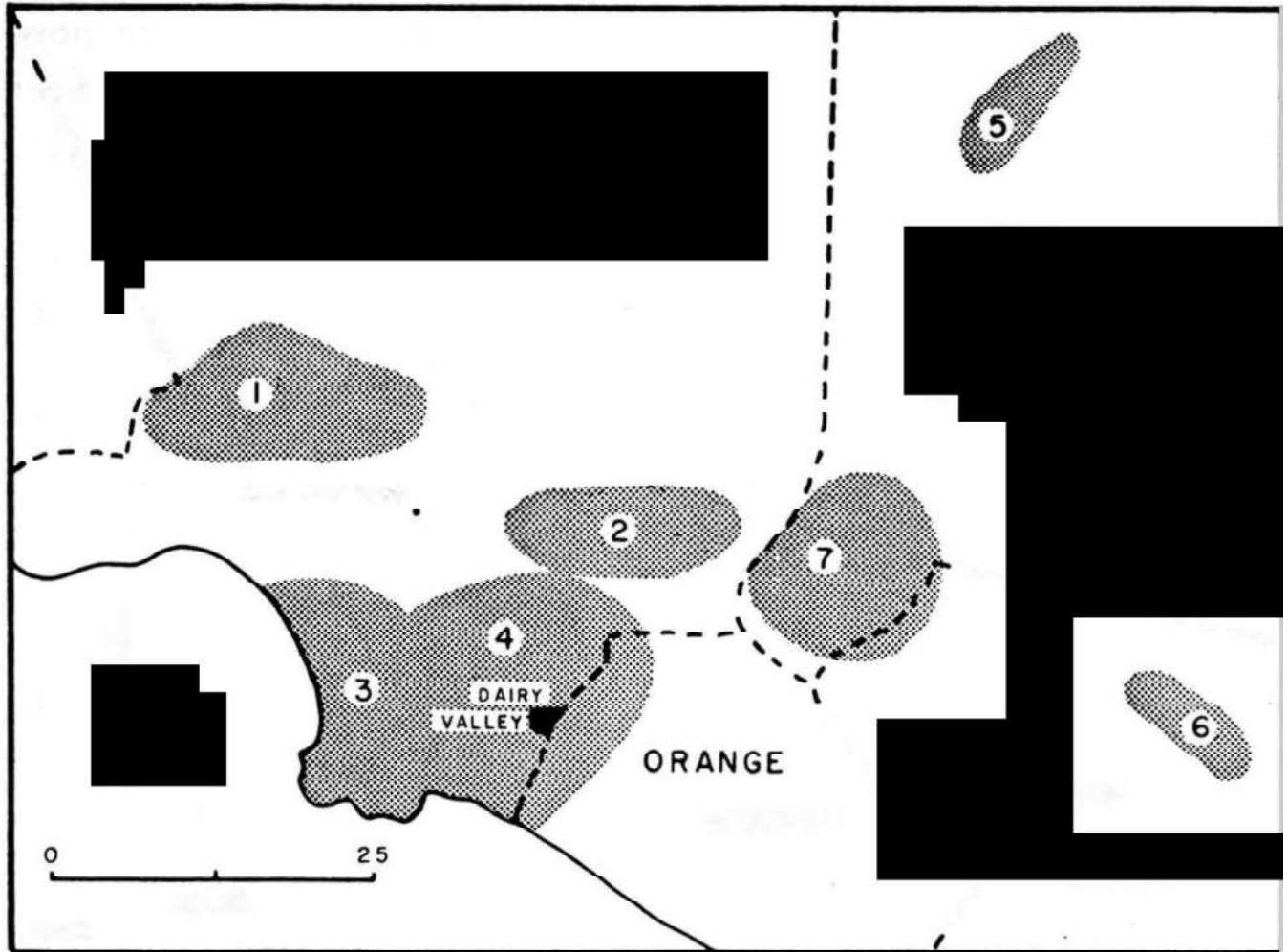


Figure 3: Regions where dairies were concentrated in southern California.
Region No. 7 reflects the Chino area (Kampen 2021).

PROPERTY HISTORY

The subject property was acquired in 1964 by George Chihiro Nagano. Mr. Nagano, who was of Japanese descent, was born in Visalia, Tulare County, California in 1921, and later moved to Los Angeles. At the age of 12, his family moved back to the San Joaquin Valley and George lived with his parents in the small farming community of Terra Bella near Porterville, where he attended high school. During World War II, George served in Army Intelligence as a Japanese interpreter. After World War II, he moved to the Pomona Valley and sold produce. Mr. Nagano and his wife Shizue married in 1952 after meeting at a local church. In the late-1950s he gave up his produce route and tried other crops before growing pansies for local nurseries. In 1964, Nagano and his wife moved to the property at 12040 East End Avenue, where he grew flowers, as well as fruit and vegetables on the side. Nagano retired from the flower business in 1978, but continued to grow fruits and vegetables. The Naganos had four children: James, Louise, Marie, and Ellen. Marie Nagano attended Cal Poly Pomona and became a ranch manager overseeing the university's sheep and swine (*Chino Champion*, Newspaper, August 13, 1998). According to genealogical records, George Nagano died on April 30, 2005 and his wife Shizue passed away on September 20, 2017 (Ancestry Website 2021). The property in Chino was subsequently sold following her death (*Chino Champion*, Newspaper, October 7, 2017, p. 27).

BUILDING, STRUCTURE, AND OBJECT RECORD

*B10. Significance (Continued):

CALIFORNIA RANCH STYLE ARCHITECTURE

The California Ranch style house has been applied to many variations of residential homes throughout the United States that bear certain common elements, such as a long, low horizontal profile with large eaves, picture windows, and rear patios and decks. The classic California Ranch house generally has only one story. In later years a second-story was added as ranch homes garnered a more contemporary look (California Department of Transportation 2011:66).

Historians have identified various sources for the California Ranch style homes, including Frank Lloyd Wright's Usonian houses, dating from the mid-1930s until Wright's death in 1959. Wright is also credited with coining the term "carport" and popularizing the open carport as an alternative to the enclosed garage. In California, Cliff May designed informal and rustic houses of a single story in the 1920s and 1930s, which influenced the later development of the tract Ranch or builders' Ranch house. These custom homes drew on the traditions of both the adobe rancho houses of the state's Mexican period and the simple wood structures of later 19th century farms and ranches. For some of these architects, the rustic Ranch house was simply one in an eclectic repertoire of styles that could be used according to a client's wishes. Others saw an affinity with Modernism in the straightforward and unadorned construction of the Ranch house, while retaining a connection to the architectural traditions of a particular area (Gregory 2008; California Department of Transportation 2011:71). In addition to various architectural journals, the California Ranch house was influenced by popular publications such as *Better Homes and Gardens*, *House and Garden*, and *House Beautiful* (California Department of Transportation 2011:74).

REGULATORY AND EVALUATION FRAMEWORK

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as "a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

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

Even if a resource is not listed in, or determined to be eligible for listing in the CRHR, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5). According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance (Continued):**

STATEMENT OF SIGNIFICANCE

The subject property, which encompasses 3.6-acres and includes a common California Ranch style residence built in 1964, was owned and occupied by the Nagano family through circa 2017. The parcel served as a small ranchette or family farm where the Japanese-American George, his wife Shizue, and their children operated a flower farm and sold fruit and vegetables on the side. The flower business reportedly ended in 1978, however, the Naganos had a small fruit stand where they continued to sell their produce on the property.

In order for a property to be significant under any criteria, it must retain integrity. The National Park Service, along with state and local agencies, define integrity. Integrity is defined as retaining location, design, setting, materials, workmanship, feeling, and association. In applying the definition of integrity to the subject property, the following findings are made below:

Location - The subject property retains its original location, although the original function of the property has changed since it was acquired in 1964 as a flower farm having two large greenhouses that have since been demolished.

Design - The California Ranch style residence appears to have had few alterations since it was constructed in 1964, although most of the windows have been boarded over.

Setting - The setting of the property has changed since its initial development. Today, the property is surrounded by light industrial development from the 1980s forward.

Materials - The residence retains most of its original materials, although most of the windows are boarded over.

Workmanship - The workmanship of the residence is quite modest, yet consistent with the era in which it was constructed.

Feeling - The feeling of the ranchette or flower farm is greatly diminished with the loss of the greenhouses and industrial development around the parcel.

Association - The property's association with its original owner and the function of the property has dramatically changed in the last few decades with the loss of the greenhouses and contemporary industrial development surrounding the parcel.

APPLICATION OF THE SIGNIFICANCE CRITERIA

In summary, the subject property does not appear to be eligible for the CRHR under Criterion 1, since it is not associated with a significant event or events in the history of Chino or San Bernardino County. Under CRHR Criterion 2, the subject property does not appear to be associated with a person or persons of significance in the history of Chino or San Bernardino. Under CRHR Criterion 3, the property, as a whole, lacks integrity, due to the loss of the agricultural improvements within the parcel, along with the fact that the residence architecturally is a common example of California Ranch style architecture. Finally, under CRHR Criterion 4, there is no evidence that the property has potential to provide "significant" archaeological data. Therefore, the subject property does not appear to be eligible for the CRHR under any of the Criteria.

BUILDING, STRUCTURE, AND OBJECT RECORD

*B10. Significance (Continued):

PHOTOGRAPH RECORD



Photograph 1: View looking west at the front elevation of the residence from East End Avenue.



Photograph 2: View looking southeast at the rear of the residence.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance (Continued):**



Photograph 3: View looking west at the attached two-car garage.



Photograph 4: View looking northwest at the front of the residence.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance (Continued):**



Photograph 5: Close-up of the front entry on the building's east elevation facing East End Avenue.



Photograph 6: View looking at wall surfaces and boarded windows.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance (Continued):**



Photograph7: View looking south at the walkway in front of the residence.



Photograph 8: Close-up of the east elevation garage door.