

CULTURAL RESOURCES ASSESSMENT

**13610 Yorba Avenue Project
Chino, San Bernardino County, California**

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USGS Quadrangle: 7.5-minute Ontario, California (1981)



BCRCONSULTING LLC

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MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Lovett Industrial to complete a Cultural Resources Assessment of the proposed 13610 Yorba Avenue Project (project) in the City of Chino (City), San Bernardino County, California. A cultural resources records search, intensive-level pedestrian field survey, significance evaluation of Putnam Ranch Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search completed at the South Central Coastal Information Center (SCCIC) revealed that five previous cultural resources studies have taken place, and no cultural resources have been recorded within one-half mile of the project site. Of the five previous studies, none have previously assessed the project site, and no cultural resources have been previously recorded within its boundaries. During the field survey, BCR Consulting personnel identified one historic-period horse ranch and residence within the project site boundaries. This resource is not recommended eligible for the California Register of Historical Resources (California Register). As such, it is not recommended a “historical resource” under CEQA and does not warrant further consideration. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.

Results of the Sacred Lands File search with the NAHC were negative. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area are mapped primarily as alluvial sand and gravel from the Holocene epoch (Dibblee and Minch, 2002). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. The Western Science Center does not have localities within the project area or within a 1 mile radius.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered during the undertaking, 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. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

TABLE OF CONTENTS

MANAGEMENT SUMMARY	ii
INTRODUCTION.....	1
REGULATORY SETTING	1
NATURAL SETTING	4
CULTURAL SETTING	5
PREHISTORY	5
ETHNOGRAPHY.....	5
HISTORY	6
PERSONNEL.....	7
METHODS	7
RESEARCH	8
FIELD SURVEY	8
RESULTS	8
RESEARCH	8
FIELD SURVEY	10
SIGNIFICANCE EVALUATIONS.....	11
SIGNIFICANCE CRITERIA	11
CALIFORNIA REGISTER EVALUATION	11
RECOMMENDATIONS	12
REFERENCES.....	15

FIGURES

1: Project Location Map.....	2
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TABLES

A: Cultural Resources and Reports Within One Half-Mile of Project Site.....	8
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APPENDICES

A:	CULTURAL RESOURCE RECORDS SEARCH BIBLIOGRAPHY
B:	DEPARTMENT OF PARK AND RECREATION 523 FORMS
C:	PROJECT PHOTOGRAPHS
D:	NAHC SACRED LANDS FILE SEARCH
E:	PALEONTOLOGICAL OVERVIEW

INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to conduct a Cultural Resources Assessment of the 13610 Yorba Avenue Project (project) in the City of Chino (City), San Bernardino County, California. The work is being performed pursuant to the California Environmental Quality Act (CEQA). The project site is located in a non-sectioned portion of Township 2 South, Range 8 West, San Bernardino Baseline and Meridian, San Bernardino County, California. It is depicted on the United States Geological Survey (USGS) *Ontario, California* (1981) 7.5-minute topographic quadrangle (Figure 1).

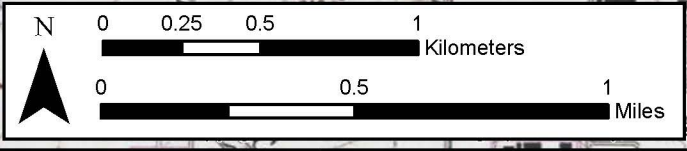
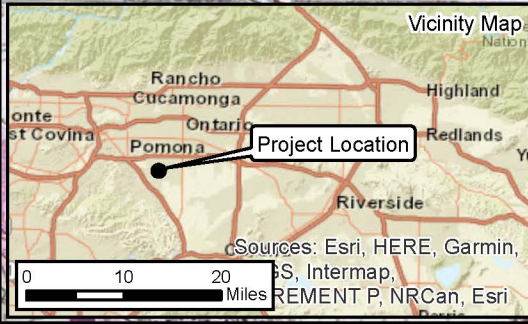
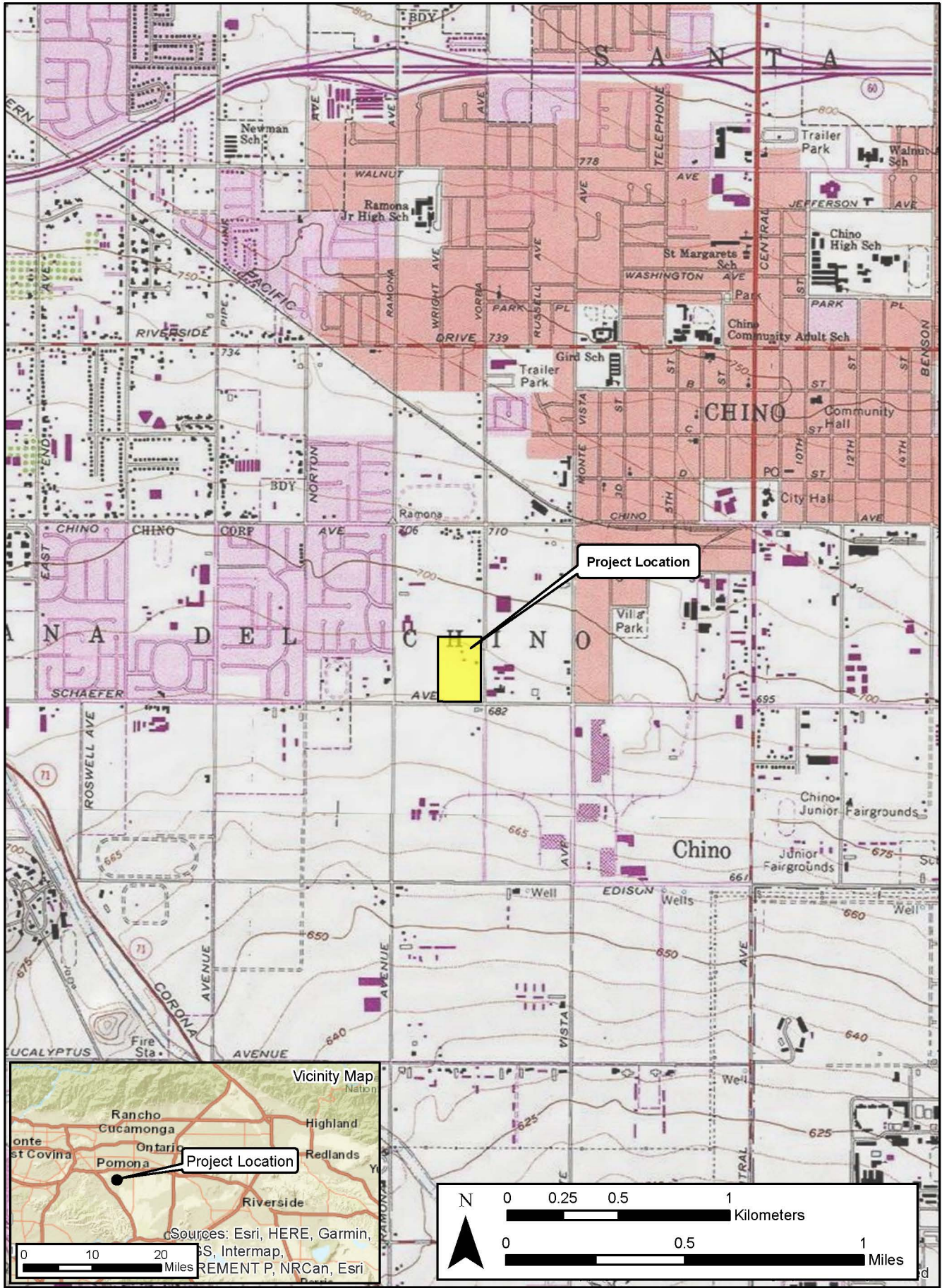
Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource.

Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or



more of the eligibility criteria of the National Register will be eligible for the California Register.

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. 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.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the "historic-period") will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

- a) cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;
- c) Disturb any human remains, including those interred outside of formal cemeteries.

Tribal Cultural Resources. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments as necessary.

Paleontological Resources. CEQA provides guidance relative to significant impacts on paleontological resources, indicating that a project would have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resource or site or unique geologic feature. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects would be required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts. Please note that as of January 2018 paleontological resources are considered in the geological rather than cultural category. Therefore, paleontological resources are not summarized in the body of this report. A paleontological overview completed by the Western Science Center is provided as Appendix E.

NATURAL SETTING

The project is located on the western edge of the Chino Valley, which is bounded on the west by the Puente Hills, on the south by the Chino Hills, on the north by the foothills of the San Gabriel Mountains (USGS 1981), and on the east by La Sierra and the Jurupa Mountains. Previous geologic mapping indicates that the proposed project site is situated entirely upon late Holocene alluvial gravel and sand (Dibblee and Minch 2002). These locally consist of poorly sorted silt loam containing scattered pebbles and cobbles. Field observations during the current study are basically consistent with these descriptions, although heavy disturbances related to grading and discing for agriculture have displaced

many of the native soils. None of the materials observed during the field survey exhibited evidence of the manufacture or acquisition of prehistoric stone tools or materials. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971: 36-37). The area containing the project site sits on a flood plain that feeds the Chino Creek/Prado Flood Control Basin approximately five miles to the southeast (USGS 1981). The native biology of the region is difficult to reconstruct due to recent and historical agricultural, municipal, and industrial impacts. However, the project site is situated in the Upper Sonoran Life Zone, which is locally present between approximately 500 and 5,000 feet AMSL. This zone typically comprises cismontane valleys and low mountain slopes dominated by mixed coastal sage scrub and chaparral vegetation communities (Williams 2008).

CULTURAL SETTING

Prehistory

Two primary regional syntheses are commonly utilized in the archaeological literature for southern California. Wallace defined the first of these syntheses in 1955, comprising four successive cultural horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. In 1984 Warren devised a new synthesis containing five culturally-defined periods, which represented the region's first attempt at an ecologically based and comprehensive approach. These include the Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric Periods. Environmental shifts defined their parameters, and Warren viewed changes in settlement patterns and subsistence focus as cultural adaptations to these shifts. The most obvious indications of the changing environment are derived from paleo-ecological data which revealed the following trends: warming during the late Pleistocene, drying of desert lakes and subsequent (and brief) return to pluvial conditions during the Holocene and middle Holocene, and a general warming and drying trend (with occasional reversals) that continue into the modern era (Warren 1984).

Ethnography

The project site is located within the traditional boundaries of the Gabrielino (Bean and Smith 1978; Kroeber 1925). The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote,

bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

Local Sequence. The project site is located in the City of Chino. Chino derives its name from the Santa Ana del Chino Rancho, a Mexican land grant confirmed on March 26, 1841. The name has been locally applied since before 1830, possibly related to the Native American Rancheria whose chief was a *chino* (a Spanish-American term for person of mixed descent). Some early American maps and reports incorrectly refer to the area as *China* but by 1862 the current spelling had been made official in the form of a U.S. General Land Office Map (Gudde 1962:59-60). The Butterfield Stage Route passed through Chino, and it became a popular stage stop during the early American era (DeMartino et al. 2011). As in many local communities, this popularity led to land speculation and in 1887 Richard Gird laid out a subdivision in the area. In 1910 Chino was incorporated from the original Rancho (ibid). The rancho era had established an agricultural center and, being located on an alluvial plain at the nexus of three meandering watercourses, the region exhibited as much

as four feet of fertile topsoil (USGS 1981). As a result the area became known for successful orchard and row crops, and eventually (and perhaps most enduringly) dairy. Chino remained agricultural throughout the depression and World War II, but by the 1950s semi-rural subdivisions and dairies began to define the economic landscape (Musselwhite 2005). Favorable zoning encouraged Dutch dairy-farmers to settle, resulting in the formation of the most productive milk-producing community in the United States. Encroaching suburban settlements and the resulting zone changes have since caused many dairies to relocate, resulting in a reconfiguration of large sections of Chino from agricultural to a retail/bedroom community (ibid).

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell performed the cultural resources records search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. He also compiled the technical report with contributions by BCR Consulting Archaeological Field Director Joseph Orozco, M.A., RPA and BCR Consulting Archaeological Crew Chief Nicholas Shepetuk, B.A. Additional research and the field survey were completed by Mr. Orozco and BCR Consulting Staff Archaeologist Doug Kazmier, B.A. The Department of Park and Recreation (DPR) 523 forms were completed by Mr. Brunzell and Mr. Orozco.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks completed to achieve that end include:

- Cultural resources records search to review any studies conducted and the resulting cultural resources recorded within a one half-mile radius of the project boundaries
- Systematic pedestrian survey of the entire project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources discovered
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources
- Vertebrate paleontology resources report through the Western Science Center
- Sacred Lands File search with the Native American Heritage Commission.

Research

Records Search. Prior to the field survey a records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one-half mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the San Bernardino County Assessor, and through various Internet resources.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on March 7 and April 26, 2023. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site, where accessible. Cultural Resources were recorded on DPR 523 forms. Ground visibility averaged approximately 30 percent within project boundaries. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix B)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (see Appendix B and C).

RESULTS

Research

Records Search. Data from the SCCIC revealed that five previous cultural resources studies have taken place, and no cultural resources have been recorded within one-half mile of the project site. Of the five previous studies, none have previously assessed the project site, and no cultural resources have been previously recorded within its boundaries. The records search is summarized in Table A and a bibliography is provided in Appendix A.

Table A. Cultural Resources and Reports Within One Half-Mile of the Project Site

USGS 7.5 Quad	Cultural Resources Within One Half-Mile	Studies Within ½ Mile
<i>Ontario, California</i> (1981)	None	SB-305, 1499, 3551, 5718, 7122

Additional Research. Please note that references for this section are provided in Appendix B. By the early 1900s, the subject property was owned by Harry R. Dunlap. Dunlap, an electrical engineer and draftsman at the American Beet Sugar plant in Chino, was chosen as president of the board of trustees-now known as Chino City Council. As president of the

board of trustees, Dunlap became the first Mayor of Chino by default when the city was incorporated in 1910. In 1912, Dunlap oversaw the construction of the horse ranch on the subject property and the two-bedroom, one bath, 1,606 square-foot residence and ancillary buildings. Dunlap retained ownership of the subject property for three years and in 1915, the ranch was sold to Prominent Chino Rancher George W. Weeks and his wife Emma Weeks. In 1929, the Weeks sold the subject property to Chino Rancher and oil pump owner C.K. Stokes. Stokes maintained ownership of the subject property for several years before it was sold to well known polo player Carlton Burke.

Carleton F. Burke was born in Helena, Arkansas in 1882 and brought to California by his family when he was three years old. Burke attended the Thatcher School in Ojai, graduated from the University of California at Berkeley in 1905, and by 1908, began playing polo. During World War I, Burke went to France where he served in the remount service. After the war he remained overseas to dispose of cavalry stock. Burke's father was an early real estate developer in the Los Angeles area and after World War I, the younger Burke pursued a career in real estate, insurance, and banking. Eventually he became director of the Union Bank and Trust Co. Although Burke was noted in the Los Angeles banking and real estate community, he was more popularly known as a polo player and for his involvement in thoroughbred horse racing. In 1924, Burke was captain of the now defunct Midwick Country Club polo team in Alhambra, California. Burke was also one of two Far West members of the Jockey Club, a national ruling body of thoroughbred racing; he managed the United States Polo Team of the International Polo Series; and was a key organizer and director of the California Thoroughbred Racing Association. In addition, Burke was a trustee of the National Museum of Racing, Pacific Coast chairman of the American Polo Association, vice president of the thoroughbred Racing Association of the United States, and former president of the U.S. Remount Association. In 1933, Burke was appointed chairman of the California Horse Racing Board when parimutuel betting was legalized. He was also instrumental in bringing top eastern horses to California for the first winter meets. When Santa Anita Park opened a jockey school in 1935, Burke was made director of racing in charge. Towards his later years, Burke was elected vice president in charge of racing at Santa Anita Park, acquired the Greenfield Breeding Farm in Hidden Valley, and acquired the subject property. Although Burke once owned the subject property, he maintained residence elsewhere and after his marriage to Myrtle Wood Hook in 1932, he lived in Los Angeles. Burke died on a train while en route to a horse meet in Saratoga, New York in 1962. Shortly afterwards, Burke's estate sold the subject property to well-known local TV news anchor George Putnam.

George Putnam was born in Breckenridge, Minnesota on July 14, 1914. By age 20, Putnam landed his first broadcasting job on WDGY, a 1,000-watt radio station in Minneapolis. By the late 1930s, Putnam had moved to New York City where his professional stock rose after columnist Walter Winchell praised the sound of his voice on radio stating, "George Putnam's voice is the greatest in radio". Putnam was soon after drafted into the Army during World War II then commissioned in the Marine Corps, where he became involved with the Armed Forces Radio Service. Following World War II, Putnam was hired by the DuMont television network where he wrote and delivered six commentaries a week on a news show broadcast from New York. In addition, Putnam shared the role of host of Fox Movietone News with legendary broadcaster Lowell Thomas. By the early 1950s, Putnam was hosting highly-rated television news in the Los Angeles area. Putnam anchored at KTTV, KTLA, KCOP, and

KHJ-TV at one time or another, usually signing off with his well-known phrases “back at 10, see you then” and “that’s the up-to-the-minute news, up to the minute, that’s all the news”. By the 1970s, Putnam was devoted to his daily current events AM radio talk show which he broadcasted for nearly three decades. In 2004, Putnam hosted “Talk Back”, a syndicated show which aired on cable television, radio stations, and the internet. Putnam continued broadcasting the show from the subject property until the time of his death in 2008. Putnam was the recipient of three local Emmy awards, six California Associated Press TV and Radio Association awards, and more than 300 other honors and citations during his time in television and radio broadcasting. After Putnam acquired the subject property in 1962, he hired Larry Ellsworth, nephew of famed thoroughbred breeder Rex Ellsworth, as ranch manager. The newly married Ellsworth and wife Lavauna moved onto the subject property and managed Putnam’s thoroughbred horses and cattle. Putnam originally planned to only spend weekends at the subject property but eventually it became his main residence. Many renovations were done to the subject property while under Putnam’s ownership including addition of central air conditioning and a swimming pool. The Putnam Ranch, as it was locally known by, made local news when it was rumored that The Beatles were landing at nearby Ontario Airport and were to “hide away” at the subject property. Ellsworth called the police as mobs of teenagers with radios loudly playing Beatles music invaded the subject property and damaged bushes in vain efforts to see the hoped-for pop stars.

Field Survey

During the field survey Mr. Orozco and Mr. Kazmier carefully inspected the project site and identified the historic-period Putnam Ranch (temporarily designated LVT2301-H-1), comprising a residence, barn, stables, and several ancillary structures. No other cultural resources of any kind (including prehistoric or historic-period archaeological sites or historic-period architectural resources) were identified. The Putnam Ranch is described in detail below.

Putnam Ranch (LVT2301-H-1). The project site is occupied by a 14.5-acre horse ranch that was developed by electrical engineer and draftsman Harry R. Dunlap in 1912. Dunlap owned the property until 1915. It was subsequently bought and sold by several individuals, the most prominent of whom was news anchor George Putnam. Mr. Putnam purchased the property in 1962 and owned it until his death in 2008 (see Additional Research above for a detailed history of the subject property). The property is currently in use as a trucking and auto storage yard. The ranch retains the original residence, two ancillary buildings, and five ancillary structures. The San Bernardino County Assessor lists the residence as a 1606-square foot building with two bedrooms and one bath constructed in 1916. It is a rectangular-plan wood-framed building on a raised foundation and exhibits a low-pitched front-gable roof topped with composition shingles, wide eave overhang, knee braces, and exposed rafter tails. The main entrance is accessed through a full-width front porch supported by brick-faced columns that are not original. Fenestration primarily consists of metal casement windows, and the front door is painted wood with no window and a central doorknob. Siding is a mix of lapped horizontal boards and stucco. The residence exhibits some craftsman elements, including knee braces under gables, full-width porch, and low-pitched gabled roof. However, the windows, porch supports, and siding have all been replaced-probably as a complete remodel that took place in the 1960s. The house is in fair condition. It is surrounded by dense vegetation, and the porch is covered with debris. Two

ancillary buildings including a barn and a stable are located behind the house to the southwest and the northeast, respectively. The barn is rectangular in plan with a moderate pitch front-gabled roof, and corrugated metal siding and roof. The stable is a concrete masonry unit building with front-gabled roof topped in green tile. It is rectangular in plan and contains three enclosed horse stalls at the eastern end, each fronted by a small covered yard, and an office that occupies the full width of the building at the western end. The barn and stable are utilitarian buildings that lack embellishment. Four dilapidated shade structures are located on the southern and western portion of the property, and one enclosed ancillary structure is located to the north of the barn. Although the house has been subject to severe alterations, the overall building layout has not changed significantly since 1959 (historicaerials.com). The property has not been in use as a horse ranch for years.

SIGNIFICANCE EVALUATIONS

During the field survey, one historic-period ranch comprising a residence, barn, stables, and several ancillary structures. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the 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.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

California Register Evaluation of the Putnam Ranch (LVT2301-H-1)

Criterion 1: The Putnam Ranch was developed as a horse ranch during the early period of the City of Chino. However, it was not significantly associated with events that have made

an important contribution to the broad patterns of our history and is not eligible for listing to the California Register under Criterion 1.

Criterion 2: Some important figures (most notably news Anchor George Putnam and Polo Star Carlton F. Burke) did own the subject property, and in the case of Mr. Putnam, resided there. However, there is nothing about the property that specifically illustrates an explicit connection with any of Mr. Putnam or Mr. Burke's achievements. It is therefore not eligible for the California Register under Criterion 2.

Criterion 3: The Putnam Ranch and its historic-period buildings are not recommended eligible for the California Register under Criterion 3. The residence does exhibit some characteristics connected with the Craftsman style, but alterations have rendered the building unrecognizable as a significant representation of the type. The ancillary buildings are utilitarian and lack architectural distinction. As such, the subject property and its constituent buildings do not embody the distinctive characteristics of a type, period, region, or method of construction, and do not represent the work of a master or possess high artistic values.

Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4.

The historic-age Putnam Ranch is therefore recommended not eligible for listing on the California Register, and as such is not recommended a historical resource under CEQA.

RECOMMENDATIONS

Based on these results, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary during proposed project activities associated with the 13610 Yorba Avenue Project. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.

Results of the Sacred Lands File search with the NAHC were negative. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area are mapped primarily as alluvial fan deposits of sand and gravel from the Holocene epoch (Dibblee and Minch 2002). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. The Western Science Center does not have localities within the project area or within a 1 mile radius; however, this is likely due in part to the project’s distance from WSC.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered during the undertaking, 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. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A

CULTURAL RESOURCES RECORDS SEARCH BIBLIOGRAPHY

Report List

LVT2301

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-00305	NADB-R - 1060305; Voided - 76-3.3	1976	CROWELL, JIM	ARCHAEOLOGICAL - HISTORICAL ASSESSMENT OF 10-ACRE PARCEL AT THE NORTHWEST CORNER OF PAMELA DRIVE AND ROSWELL, CHINO	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01499	NADB-R - 1061499; Voided - 85-7.4A-B	1985	FOSTER, JOHN M. and ROBERTA S. GREENWOOD	CULTURAL RESOURCES OVERVIEW: CALIFORNIA PORTION, PROPOSED PACIFIC TEXAS PIPELINE PROJECT	GREENWOOD AND ASSOCIATES	
SB-03551	NADB-R - 1063551	1998	BRECHBIEL, BRANT	CULTURAL RESOURCES RECORDS SEARCH AND LITERATURE REVIEW REPORT FOR A PACIFIC BELL MOBILE SERVICES TELECOMMUNICATIONS FACILITY: CM 200-11, IN THE CITY OF CHINO, CA. 4PP	CHAMBERS GROUP, INC	
SB-05718	NADB-R - 1065718	2006	Hatoff, Brian	Verizon Wireless Harmony Site.		
SB-07122	NADB-R - 1067122	2010	Panich, Lee and John Holson	Archaeological Survey Report, Tehachapi Renewable Transmission Project Segment 8 Telecommunications Route, Los Angeles and San Bernardino Counties, California.		

APPENDIX B

DEPARTMENT OF PARK AND RECREATION 523 FORMS

P1. Other Identifier: 13610 Yorba Ave

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

***a. County:** San Bernardino

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

***b. USGS 7.5' Quad:** Ontario **Date:** 1981

T2S; R8W; Non-sectioned; SBBM

c. Address: City: Chino Zip: 91710

d. UTM: Zone:

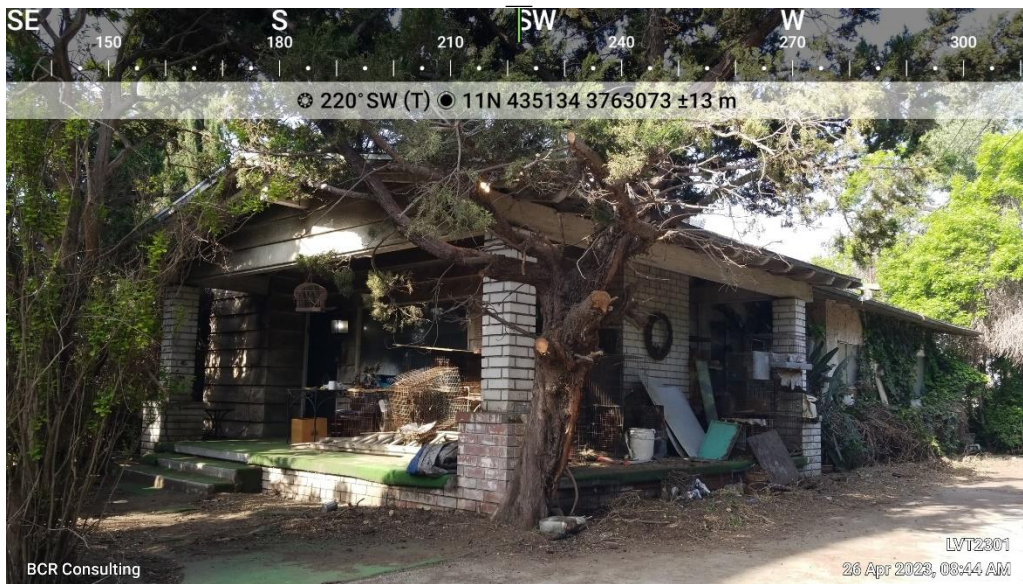
Elevation: 670' - 690' AMSL

e. Other Locational Data: The subject property is located on the northwest corner of the intersection of Yorba Avenue and Schaefer Street in the City of Chino, San Bernardino County, California.

***P3a. Description:** The project site is occupied by a 14.5-acre horse ranch that was developed by electrical engineer and draftsman Harry R. Dunlap in 1912. Dunlap owned the property until 1915. It was subsequently bought and sold by several individuals, the most prominent of whom was news anchor George Putnam. Mr. Putnam purchased the property in 1962 and owned it until his death in 2008. The property is currently in use as a trucking and auto storage yard. The ranch retains the original residence, two ancillary buildings, and five ancillary structures. The San Bernardino County Assessor lists the residence as a 1606-square foot building with two bedrooms and one bath constructed in 1916. It is a rectangular-plan wood-framed building on a raised foundation and exhibits a low-pitched front-gable roof topped with composition shingles, wide eave overhang, knee braces, and exposed rafter tails. The main entrance is accessed through a full-width front porch supported by brick-faced columns that are not original. Fenestration primarily consists of metal casement windows, and the front door is painted wood with no window and a central door knob. Siding is a mix of lapped horizontal boards and stucco. The residence exhibits some craftsman elements, including knee braces under gables, full-width porch, and low-pitched gabled roof. However, the windows, porch supports, and siding have all been replaced-probably as a complete remodel that took place in the 1960s. The house is in fair condition. It is surrounded by dense vegetation, and the porch is covered with debris. Two ancillary buildings including a barn and a stable are located behind the house to the southwest and the northeast, respectively. The barn is rectangular in plan with a moderate pitch front-gabled roof, and corrugated metal siding and roof. The stable is a concrete masonry unit building with front-gabled roof topped in green tile. It is rectangular in plan and contains three enclosed horse stalls at the eastern end, each fronted by a small covered yard, and an office that occupies the full width of the building at the western end. The barn and stable are utilitarian buildings that lack embellishment. Four dilapidated shade structures are located on the southern and western portion of the property, and one enclosed ancillary structure is located to the north of the barn. Although the house has been subject to severe alterations, the overall building layout has not changed significantly since 1959 (historicaerials.com).

***P3b. Resource Attributes:** HP33 Farm/ranch

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



***P4. Resources Present:**

Building Structure Object
 Site District Element of District Other

P5b. Description of Photo:
(View, date, accession #)
Photo 1: Residence Overview
(View Southwest)

***P6. Date Constructed/ Age and Sources:** Historic 1916
(see page 2) Prehistoric
 Both

***P7. Owner and Address:**
George Putnam Trust

***P8. Recorded by:**
J. Orozco, D. Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** April 26, 2023

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the 13610 Yorba Avenue Project, Chino, San Bernardino County, California.*

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code: 6Y

*Resource Name or # (Assigned by recorder) LVT2301-H-1

B1. Historic Name: Putnam Ranch B2. Common Name: 13610 Yorba Ave
B3. Original Use: Farm/ranch B4. Present Use: Storage yard

*B5. **Architectural Style:** The house retains some craftsman elements, but has been severely altered since its construction.

*B6. **Construction History:** (Construction date, alterations): See Property History on Continuation Sheet Page 3.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme:** Ranch **Area:** Chino **Applicable Criteria:** N/A

Subject Property History

The 14.5-acre horse ranch is within the boundaries of historic Rancho Santa Ana del Chino (Rancho) granted by Alta California Governor Juan B. Alvarado to Don Antonio Maria Lugo on March 26, 1841 (Beattie 1940:62, Gudde 1962:59). The Rancho remained in the Lugo family for two generations, passing from Lugo's son Isaac Williams to Lugo's granddaughters Merced and Francisca Williams. In 1881, Richard Gird purchased the Rancho from Francisca and an additional 9,000 acres of adjacent land totaling Gird's landholding at 47,000 acres or 73.35 square miles. Gird and his wife moved onto the Rancho property, fenced large portions, and began raising livestock-800 head of cattle, and 800 horses. In addition to raising animals, Gird experimented with various crops, many untried in California. Gird's plans for the Rancho were not limited to animal husbandry and farming; plans also included a beet sugar factory, a local railroad, and a refinery for oil pumped from nearby La Puente. The Rancho began to be parceled out after the completion of a direct transcontinental railroad line to Los Angeles in 1885. This led to Gird's heavy speculation in real estate and 23,000 acres of the Rancho were divided into smaller ranches and 640 acres were allocated for the township of Chino. The Panic of 1893 severely impacted Gird who had overextended himself financially. Gird was forced to sell off 41,000 acres of the Rancho in an attempt to recover financially. However, Gird eventually lost the entire Rancho and its assets to various debtors and holding companies (Champion Newspapers 18 August 2018; 27 October 2018, San Bernardino Sentinel 11 February 2018).

By the early 1900s, the subject property was owned by Harry R. Dunlap. Dunlap, an electrical engineer and draftsman at the American Beet Sugar plant in Chino, was chosen as president of the board of trustees-now known as Chino City Council. As president of the board of trustees, Dunlap became the first Mayor of Chino by default when the city was incorporated in 1910. In 1912, Dunlap oversaw the construction of the horse ranch on the subject property and the two-bedroom, one bath, 1,606 square-foot residence and ancillary buildings. Dunlap retained ownership of the subject property for three years and in 1915, the ranch was sold to Prominent Chino Rancher George W. Weeks and his wife Emma Weeks. In 1929, the Weeks sold the subject property to Chino Rancher and oil pump owner C.K. Stokes. Stokes maintained ownership of the subject property for several years before it was sold to well known polo player Carlton Burke (Chino Champion 3 Aug. 1926, 23 Aug. 1935, 13 Dec. 1962, 25 December 1999, 13 February 2010; Parcelquest 2023).

Carleton F. Burke was born in Helena, Arkansas in 1882 and brought to California by his family when he was three years old. Burke attended the Thatcher School in Ojai, graduated from the University of California at Berkeley in 1905, and by 1908, began playing polo. During World War I, Burke went to France where he served in the remount service. After the war he remained overseas to dispose of cavalry stock. Burke's father was an early real estate developer in the Los Angeles area and after World War I, the younger Burke pursued a career in real estate, insurance, and banking. Eventually he became director of the Union Bank and Trust Co. Although Burke was noted in the Los Angeles banking and real estate community, he was more popularly known as a polo player and for his involvement in thoroughbred horse racing (**Continued on Continuation Sheet, page 3**).

Period of Significance: Pre-World War II **Property Type:** Private ranch

Applicable Criteria: N/A B11. Additional Resource Attributes N/A

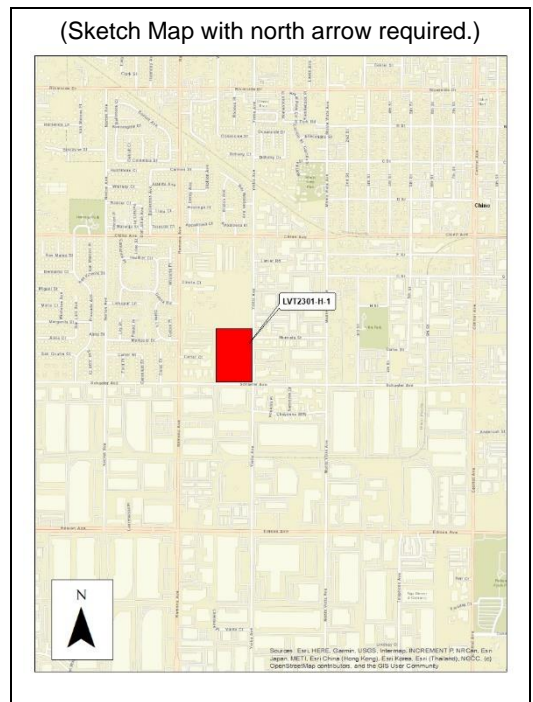
*B12. **References:**

Newspapers.com
Historicaerials.com

*B14. **Evaluators:** David Brunzell, BCR Consulting, Claremont, California

***Date of Evaluation:** May 11, 2023

(Sketch Map with north arrow required.)



B10. Significance [Continued from page 2]: In 1924, Burke was captain of the now defunct Midwick Country Club polo team in Alhambra, California. Burke was also one of two Far West members of the Jockey Club, a national ruling body of thoroughbred racing; he managed the United States Polo Team of the International Polo Series; and was a key organizer and director of the California Thoroughbred Racing Association. In addition, Burke was a trustee of the National Museum of Racing, Pacific Coast chairman of the American Polo Association, vice president of the thoroughbred Racing Association of the United States, and former president of the U.S. Remount Association. In 1933, Burke was appointed chairman of the California Horse Racing Board when parimutuel betting was legalized. He was also instrumental in bringing top eastern horses to California for the first winter meets. When Santa Anita Park opened a jockey school in 1935, Burke was made director of racing in charge. Towards his later years, Burke was elected vice president in charge of racing at Santa Anita Park, acquired the Greenfield Breeding Farm in Hidden Valley, and acquired the subject property. Although Burke once owned the subject property, he maintained residence elsewhere and after his marriage to Myrtle Wood Hook in 1932, he lived in Los Angeles. Burke died on a train while en route to a horse meet in Saratoga, New York in 1962. Shortly afterwards, Burke's estate sold the subject property to well-known local TV news anchor George Putnam (Chino Champion 12 Apr. 1956, 13 Dec. 1962; Los Angeles Evening Citizen News 30 July 1962; Los Angeles Times 15 Nov. 1932, 26 July 1932, 30 July 1962; Monrovia News-Post 13 Sept. 1945).

George Putnam was born in Breckenridge, Minnesota on July 14, 1914. By age 20, Putnam landed his first broadcasting job on WDGY, a 1,000-watt radio station in Minneapolis. By the late 1930s, Putnam had moved to New York City where his professional stock rose after columnist Walter Winchell praised the sound of his voice on radio stating, "George Putnam's voice is the greatest in radio". Putnam was soon after drafted into the Army during World War II then commissioned in the Marine Corps, where he became involved with the Armed Forces Radio Service. Following World War II, Putnam was hired by the DuMont television network where he wrote and delivered six commentaries a week on a news show broadcast from New York. In addition, Putnam shared the role of host of Fox Movietone News with legendary broadcaster Lowell Thomas. By the early 1950s, Putnam was hosting highly-rated television news in the Los Angeles area. Putnam anchored at KTTV, KTLA, KCOP, and KHJ-TV at one time or another, usually signing off with his well-known phrases "back at 10, see you then" and "that's the up-to-the-minute news, up to the minute, that's all the news". By the 1970s, Putnam was devoted to his daily current events AM radio talk show which he broadcasted for nearly three decades. In 2004, Putnam hosted "Talk Back", a syndicated show which aired on cable television, radio stations, and the internet. Putnam continued broadcasting the show from the subject property until the time of his death in 2008. Putnam was the recipient of three local Emmy awards, six California Associated Press TV and Radio Association awards, and more than 300 other honors and citations during his time in television and radio broadcasting. After Putnam acquired the subject property in 1962, he hired Larry Ellsworth, nephew of famed thoroughbred breeder Rex Ellsworth, as ranch manager. The newly married Ellsworth and wife Lavauna moved onto the subject property and managed Putnam's thoroughbred horses and cattle. Putnam originally planned to only spend weekends at the subject property but eventually it became his main residence. Many renovations were done to the subject property while under Putnam's ownership including addition of central air conditioning and a swimming pool. The Putnam Ranch, as it was locally known by, made local news when it was rumored that The Beatles were landing at nearby Ontario Airport and were to "hide away" at the subject property. Ellsworth called the police as mobs of teenagers with radios loudly playing Beatles music invaded the subject property and damaged bushes in vain efforts to see the hoped-for pop stars (Chino Champion 1 Aug. 1963, 13 Dec. 1962, 31 Jan. 1963, 27 Aug. 1964, 21 Sep. 1980; Los Angeles Times 13 Sept. 2008; Walk of Fame.com 2023).

California Register Evaluations

Criterion 1: The Putnam Ranch was developed as a horse ranch during the early period of the City of Chino. However, it was not significantly associated with events that have made an important contribution to the broad patterns of our history and is not eligible for listing to the California Register under Criterion 1.

Criterion 2: Some important figures (most notably news Anchor George Putnam and Polo Star Carlton F. Burke) did own the subject property, and in the case of Mr. Putnam, resided there. However, there is nothing about the property that specifically illustrates any of Mr. Putnam or Mr. Burke's achievements. It is therefore not eligible for the California Register under Criterion 2.

Criterion 3: The Putnam Ranch and its historic-period buildings are not recommended eligible for the California Register under Criterion 3. The residence does exhibit some characteristics connected with the Craftsman style, but alterations have rendered the building unrecognizable as a significant re of the representation of the type. The ancillary buildings are utilitarian and lack architectural distinction. As such, the subject property and its constituent buildings do not embody the distinctive characteristics of a type, period, region, or method of construction, and do not represent the work of a master or possess high artistic values.

Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4.

The subject property and its constituent buildings are recommended not eligible for listing under any criteria of the California Register, and as such are not recommended a "historical resource" under CEQA.

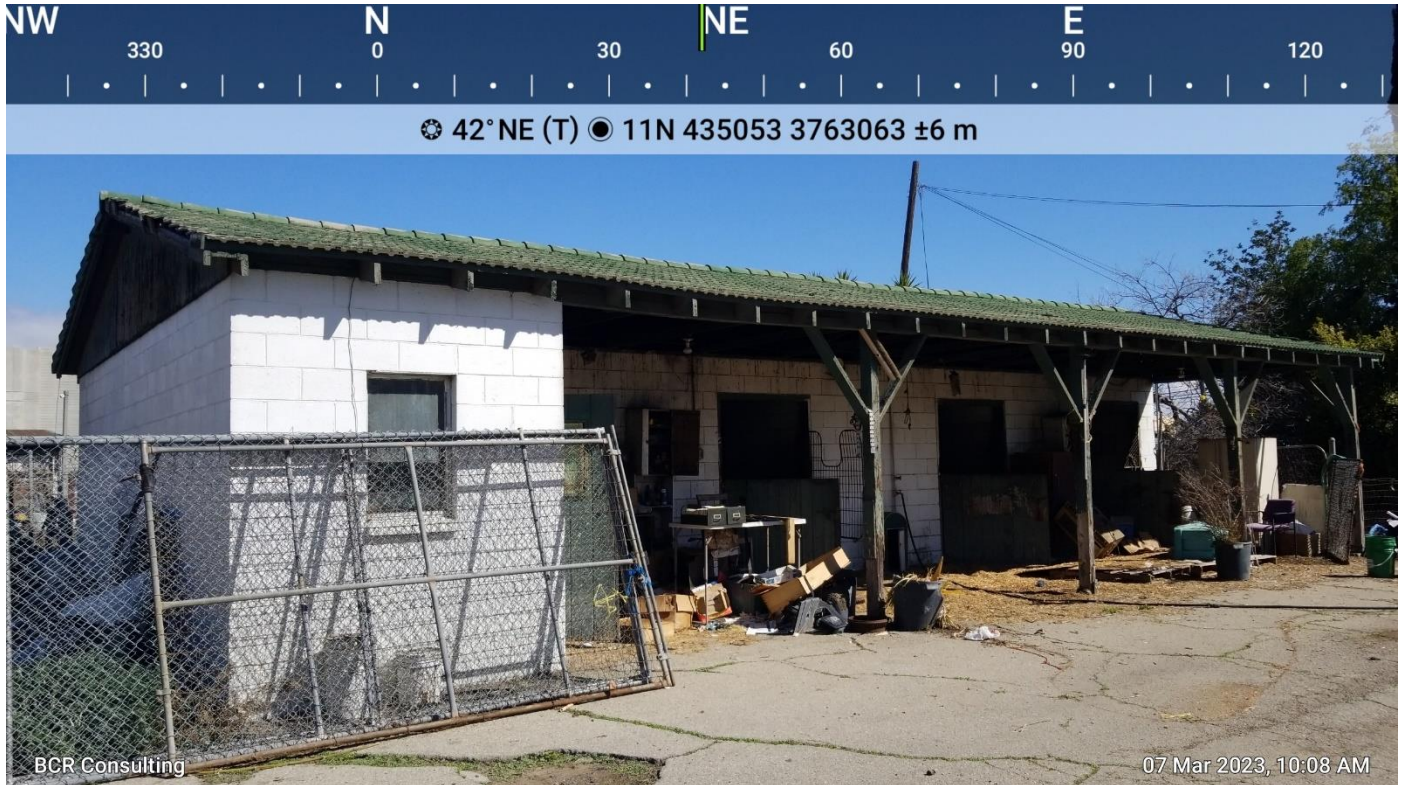


Photo 2: Stable Overview

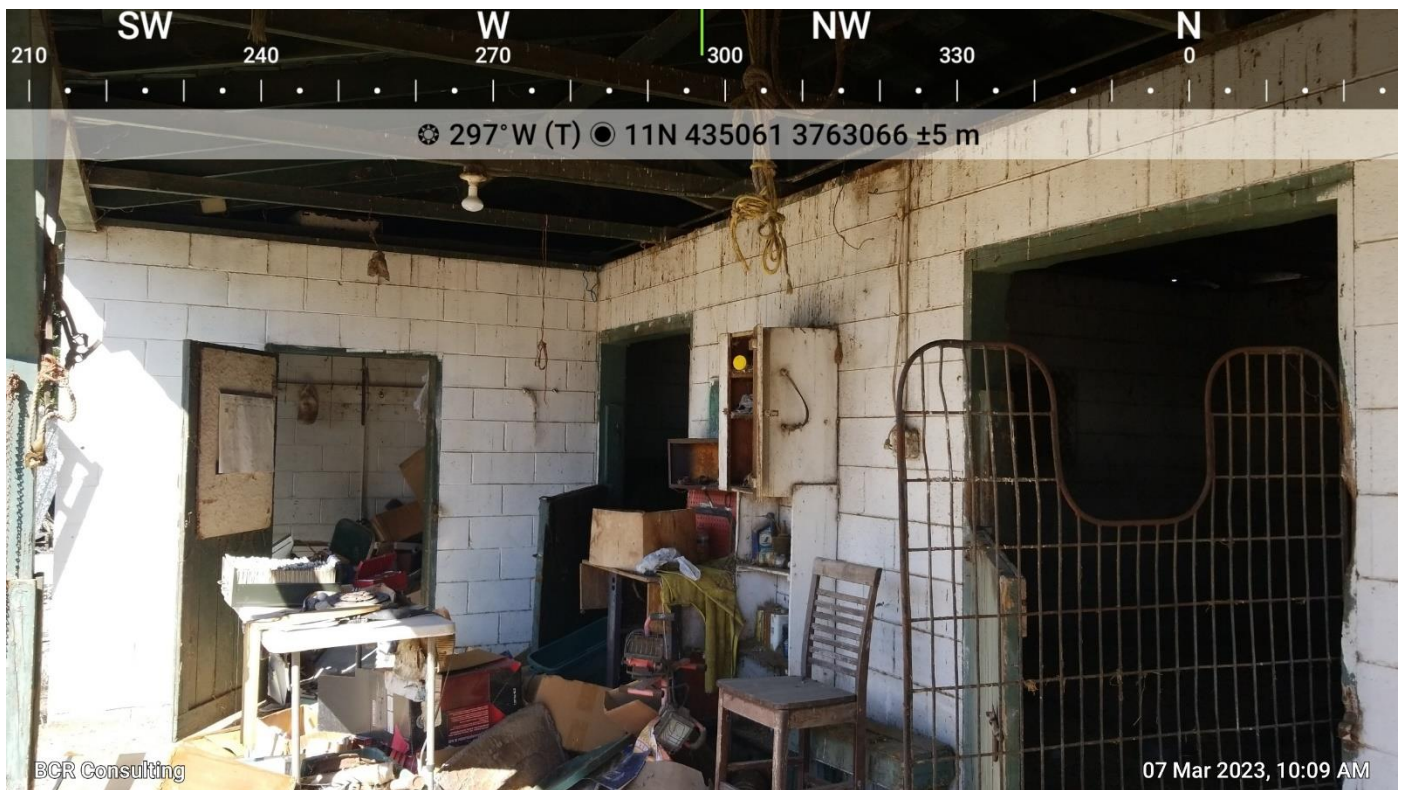


Photo 3: Overview from Covered Stable Yard with Views of Horse Stalls and Office

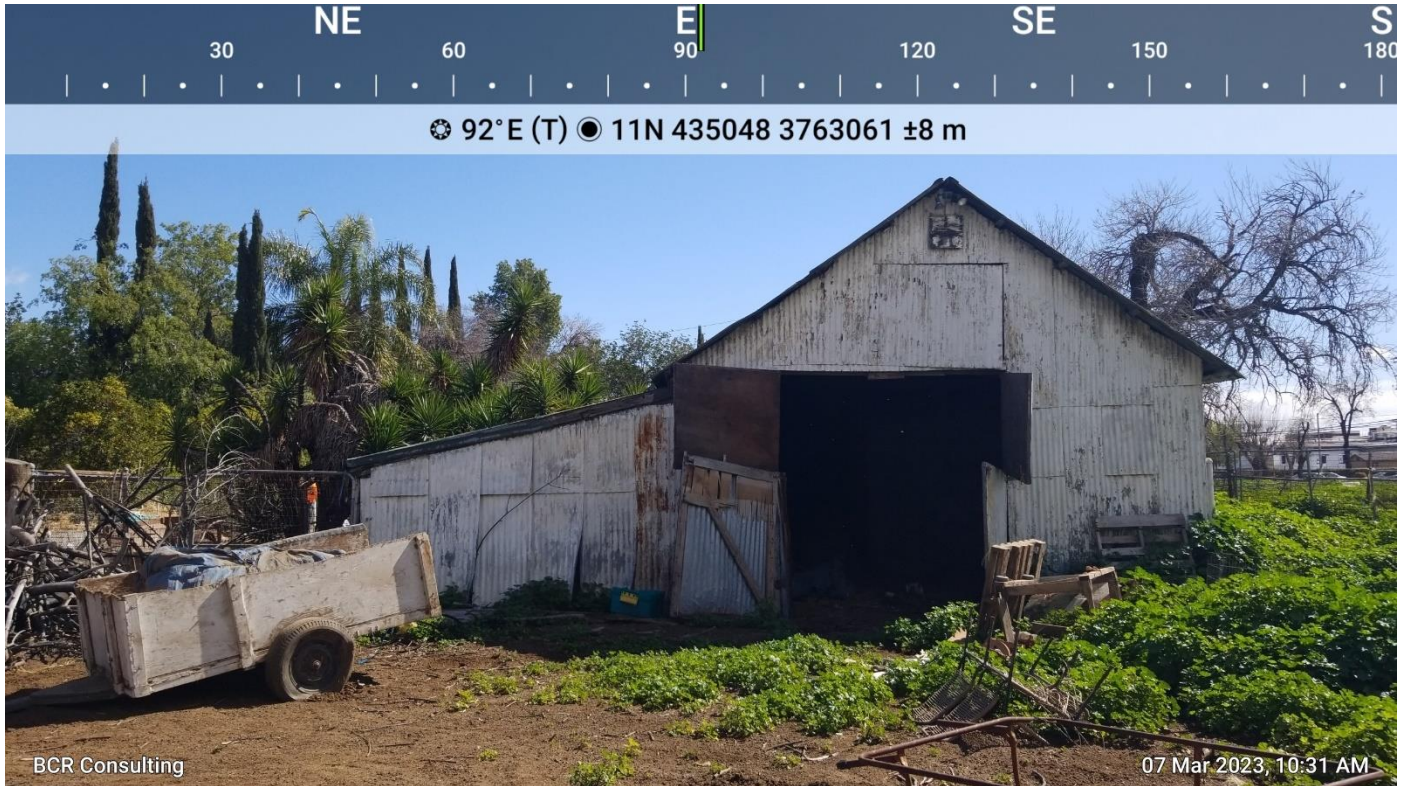


Photo 4: Barn Overview



Photo 5: Stable and Barn

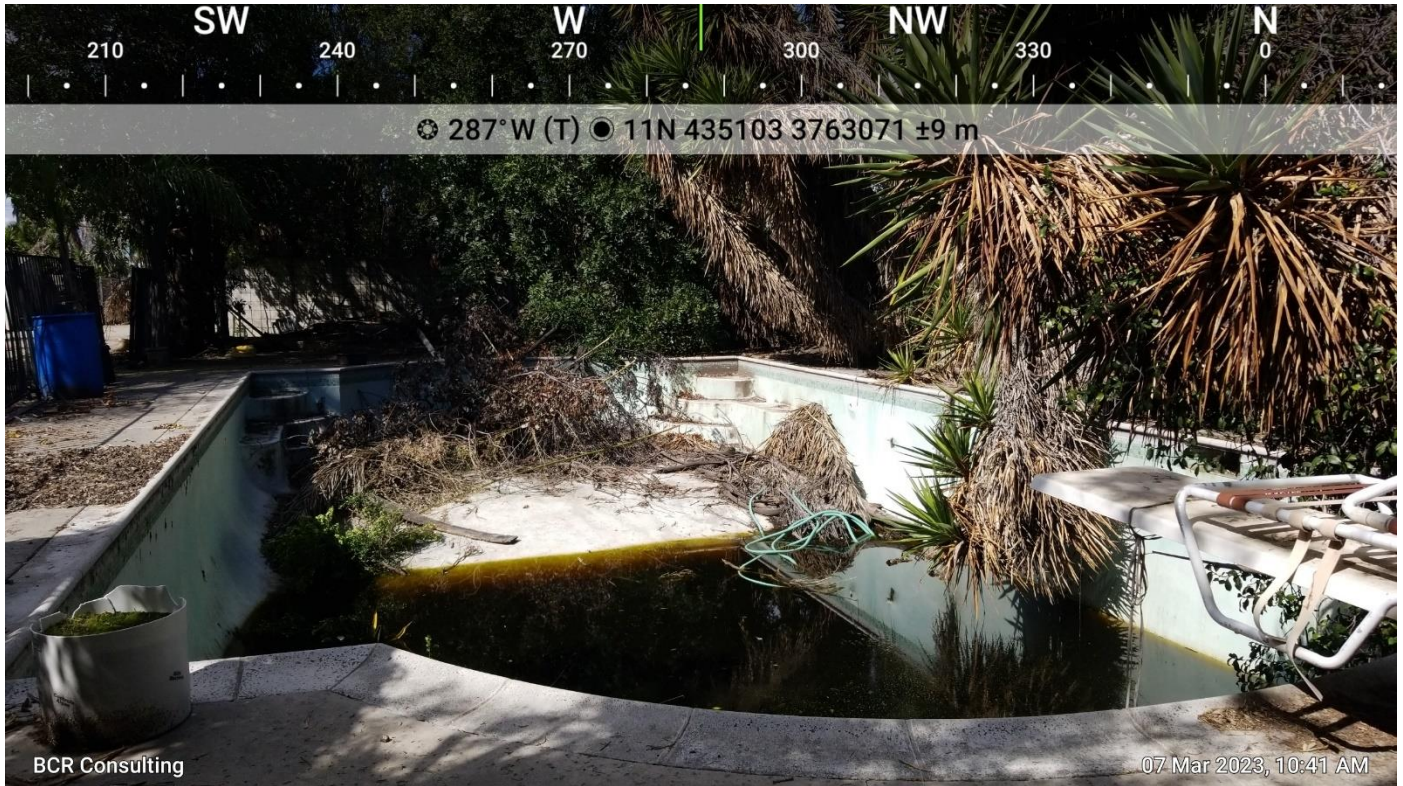


Photo 6: Swimming Pool

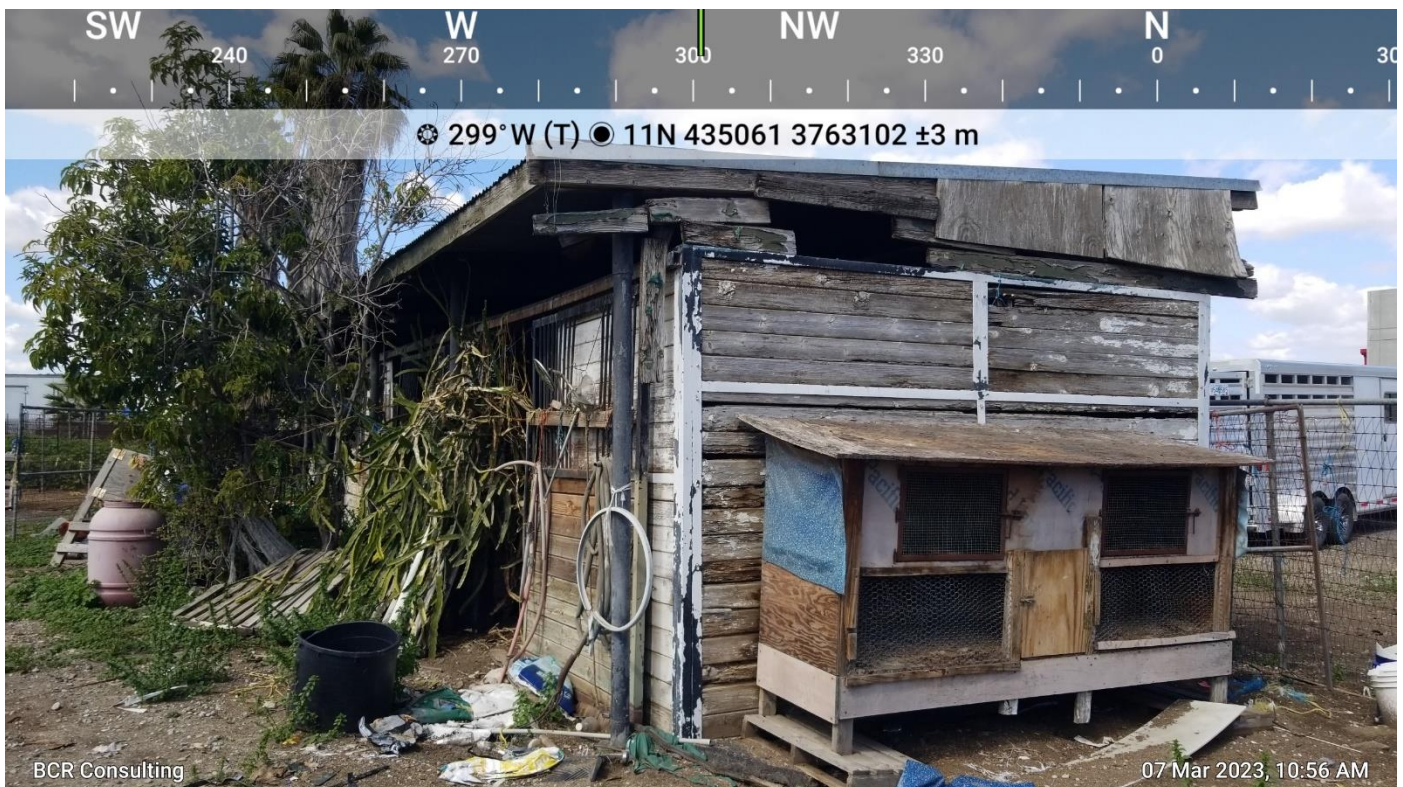


Photo 7: Ancillary Building Near Northern Property Boundary



Photo 8: Shade Structure



Photo 9: Shade Structure

APPENDIX C

PROJECT PHOTOGRAPHS





APPENDIX D

NAHC SACRED LANDS FILE SEARCH

NATIVE AMERICAN HERITAGE COMMISSION

March 20, 2023

David Brunzell
BCR Consulting, LLC

Via Email to: bcrllc2008@gmail.com

Re: 13610 Yorba Avenue Project (LVT2301), San Bernardino County

Dear Mr. Brunzell:

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: Cameron.vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
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Ohlone-Costanoan

COMMISSIONER
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Nomlaki

COMMISSIONER
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Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
San Bernardino County
3/20/2023**

Agua Caliente Band of Cahuilla Indians

Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Gabrielino Tongva Indians of California Tribal Council

Christina Conley, Cultural Resource Administrator
P.O. Box 941078 Gabrielino
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Agua Caliente Band of Cahuilla Indians

Reid Milanovich, Chairperson
5401 Dinah Shore Drive Cahuilla
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laviles@aguacaliente.net

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

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (844) 390 - 0787
admin@gabrielenoindians.org

Gabrielino-Tongva Tribe

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

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693 Gabrielino
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Morongo Band of Mission Indians

Ann Brierty, THPO
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

Gabrielino /Tongva Nation

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

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
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Fax: (951) 755-5177
abrierty@morongo-nsn.gov

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 13610 Yorba Avenue Project (LVT2301), San Bernardino County.

**Native American Heritage Commission
Native American Contact List
San Bernardino County
3/20/2023**

**Quechan Tribe of the Fort Yuma
Reservation**

Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

Quechan

**Serrano Nation of Mission
Indians**

Mark Cochrane, Co-Chairperson
P. O. Box 343
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Serrano

**Quechan Tribe of the Fort Yuma
Reservation**

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

Quechan

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

**San Manuel Band of Mission
Indians**

Jessica Mauck, Director of
Cultural Resources
26569 Community Center Drive
Highland, CA, 92346
Phone: (909) 864 - 8933
Jessica.Mauck@sanmanuel-nsn.gov

Serrano

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
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Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Cahuilla

**Serrano Nation of Mission
Indians**

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Serrano

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APPENDIX E

PALEONTOLOGICAL OVERVIEW

April 6th, 2023

BCR Consulting, LLC
Joseph Orozco
505 W. 8th St.
Claremont, CA 91711

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the 13610 Yorba Avenue Project located in the city of Ontario, San Bernardino County, CA. The project site is located at the corner of Schaefer Avenue and Yorba Avenue, east of Ramona Avenue on Township 2 South, Range 8 West, on an unsectioned portion of the on the *Ontario, CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project area are mapped primarily as alluvial sand and gravel from the Holocene epoch (Dibblee and Minch, 2002). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. The Western Science Center does not have localities within the project area or within a 1 mile radius.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,



Brittny Elizabeth Stoneburg, MSc
Collections Manager

13610 Yorba Ave Project

project area + 1 mile radius

Legend

- 1 Mile Radius
- 13610 Yorba Ave Project
- Quaternary alluvium and marine deposits (Pliocene to Holocene)

