

APPENDIX D2

Historical Resource Analysis Report

Historical Resource Analysis Report

2877-4400 River Road, Norco, CA

Prepared For/ Submitted To:

Property Owner
TACRD Investments
6 Duquesa
Laguna Niguel, CA 92629

+

City of Norco
Planning Division
2870 Clark Avenue
Norco, CA 92860

Prepared By:

Alexia Landa, B.A., Historian
Douglas Kupel, Ph.D., RPA, Sr. Historian / Principal Investigator
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

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EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared to analyze the property located on Riverside County Assessor's Parcel No. 121-110-001 and 121-110-003, listed as 2877-4400 River Road in the City of Norco, for potential historical resources. The survey was completed by Urbana Preservation & Planning, LLC (Urbana) to inform City Staff, the property owner, and project design professionals of whether the subject property in Riverside County, California, contains historic built environment resources that may be individually eligible for inclusion on the City of Norco's Local Register or the California Register of Historical Resources (CRHR), and to determine whether existing buildings and structures on the site meet the definition of a historical resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

The proposed project entails a lot split of Riverside County Assessor's Parcel No. 121-110-001, the approval of tentative parcel map, the demolition of the former Dallape dairy farm on parcel 121-110-003 which consists of a single-family Ranch style residence, a milk parlor, a warehouse / barn, and ancillary structures, and subsequent construction of a planned residential community over approximately 34.37- acres of the two parcels, fronting River Road between Bluff Street and Sundance Lane towards the west end of the Norco city boundaries.

Urbana personnel Alexia Landa, B.A., Historical Archaeologist prepared this HRAR with oversight by Senior Historian and Principal Investigator Douglas Kupel, Ph.D., RPA. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work / field survey activities were completed in June 2022. Background research and reporting occurred from July to October 2022. Urbana revised the report in February 2024 based on comments provided by a peer reviewer.

Field survey observations determined that the proposed project area includes:

- Building A: A single-family residence built in 1968 in the Ranch architectural style as part of the Tommy Dallape & Son Inc., dairy farm.
- Building B: A milk parlor built in 1968 as part of the Tommy Dallape & Son Inc., dairy farm.
- Building C: A warehouse / barn built in 1968 as part of the Tommy Dallape & Son Inc., dairy farm.

- Ancillary Structures / Features: Ancillary storage structures located behind the residence and milk parlor: pole structures, silos, corrals, utility shed, wells, an enclosed concrete wash / holding area, and concrete cattle loading chute.
- Structure D: City of Norco water well facility, which includes two large tanks and ancillary features on a portion of Riverside County Assessor's Parcel No. 121-110-001.
- Structure E: Former Navy well site. No surface structures are extant.

This HRAR was prepared to comply with the requirements of the City of Norco Municipal Cultural Resource Code (Title 20.15.010) and the California Environmental Quality Act (CEQA). As part of this HRAR, the 2877-4400 River Road property was not found to be eligible for listing on the Local Register and the CRHR. The subject property does not meet the definition of a historical resource pursuant to Norco's local ordinance and pursuant to CEQA. More information on the property is included in Section V and VI of the HRAR.

The following is appended to this HRAR: Historic and current maps, showing the project location, are included in **Appendix A**; Building Records are included in **Appendix B**; Ownership and occupancy data is included in **Appendix C**; Historic and current views of the property are included in **Appendix D**; Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix E**; and preparer qualifications are included in **Appendix F**.

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- Appendix C – Ownership and Occupancy
- Appendix D – Historic and Current Views
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I. INTRODUCTION

The subject property is located on Riverside County Assessor's Parcel No's. 121-110-001 and 121-110-003 and addressed as 2877-4400 River Road in the City of Norco, Riverside County. The property includes the former Tommy Dallape & Son, Inc. dairy farm which consists of a single-family residence constructed in 1968 in the Ranch architectural style, a milk parlor constructed in 1968, a warehouse / barn constructed in 1968, and ancillary structures / features associated with dairy operations located on Parcel No. 121-110-003, and three former US Navy wells and City of Norco water facility which includes two large tanks and ancillary features on Riverside County Assessor's Parcel No. 121-110-001. The property, approximately 34.37- acres in size total, fronts River Road south of the Santa Ana River and is located between Bluff Street and Sundance Lane towards the west end of the Norco city boundaries. The surrounding area is composed of a light residential neighborhood, with single-family housing sited on parcels ranging between 0.46 to 0.50 acres in size and commercial use properties located along River Road that date mostly between the 1980s and present. Historic and current maps, showing the project location, are included in **Appendix A** and **Appendix E**.

Methodological Approach and Report Organization

Preparation of this HRAR was guided by a definition of a historic resource by the California Environmental Quality Act (CEQA). For purposes of this HRAR historic properties / historic resources include buildings, structures, bridges, dams, canals, aqueducts, railroads, ditches and irrigation systems, electric power conveyance facilities, and paved or unpaved roads and highways. The methodological approach undertaken for this HRAR consisted of three major tasks - archival research, a site visit / field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Archival research included a review of relevant records and reference resources on file at regional libraries at the City of Norco, and the University of California at San Diego. Contextual and property-specific historical research included *Riverside County White and Yellow Pages Directories*, Riverside County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank, and Grantor-Grantee Indexes referencing property ownership deed filings. References and narratives on the City of Norco, agriculture and animal husbandry, Southern California dairy operations, Ranch architectural styles, and Schaafsma Bros. General Contractors were obtained from Urbana's in-house

library, the *City of Norco Historic Resources Survey Pre-1946 Vol. I* (September 2012), the *City of Norco Historic Resources Context Statement 1946-1966* (October 2012), the *City of Ontario's Historic Context for the New Model Colony Area* (September 2004), and the BRC Consulting report *Cultural Resources Assessment, California Register Eligibility Evaluation, The Norco Water Project* (2018). Ownership and occupancy data is included in **Appendix C**.

Site Visit / Field Survey

Urbana's Alexia Landa, B.A., Historian, conducted the site visit in June 2022. The purpose of the site visit was to observe and photograph any buildings at the property and the surrounding features in order to understand and identify the architectural styles, character-defining features, building alterations and development patterns associated with the parcel and its environs. Historic and current views of the property are included in **Appendix D**.

Reporting

The purpose of this HRAR is to assist the project applicant and City Staff in the decision-making process related to current and future proposed discretionary projects at 2877-4400 River Road. This report was prepared pursuant to the City of Norco's Municipal Code Cultural Resources Ordinance (Chapter 20.15.010) and the California Environmental Quality Act (CEQA). Accordingly, this HRAR includes a discussion of the subject property including the history of the property and its environs, the architectural origins and current appearance of the dwelling at the site, an evaluation of significance under the eligibility criteria of the CRHR / Local Register, and a regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix E**.

Urbana personnel Alexia Landa, B.A., Historical Archaeologist, prepared this HRAR with oversight by Senior Historian and Principal Investigator, Douglas Kupel, Ph.D., RPA. Ms. Landa and Dr. Kupel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix F**.

II. PROPOSED PROJECT DESCRIPTION

This Historic Resource Analysis Report (HRAR) documents the results of a historic-era built environment survey of the proposed 2877-4400 River Road project area in the City of Norco, Riverside County, California.

The proposed JD Ranch project is a planned residential community located between Bluff Street and Sundance Lane towards the west end of the Norco city boundaries. The property, identified as Riverside Assessor's Parcel No. 121-110-001 and 121-110-003, comprises the former US Navy historic-era wells constructed between 1945-1946 and the Tommy Dallape & Son, Inc. dairy farm that includes three historic-era (pre-1977) buildings: a single-family residence constructed in the Ranch architectural style; a milk parlor; and a warehouse / barn; and ancillary structures / features associated with dairy operations all constructed in 1968. A study area map is included in Figure 1 on the following page.

The proposed project entails a partial lot split of Riverside County Assessor's Parcel No. 121-110-001 to exclude the City of Norco water well facility from the proposed housing development, the demolition of the former Dallape dairy farm, and subsequent construction of a planned residential community over approximately 34.37- acres, fronting River Road between Bluff Street and Sundance Lane towards the west end of the Norco city boundaries.

In accordance with the City of Norco Municipal Cultural Resource Code (Title 20.15.010) and the California Register of Historical Resources (CRHR), Urbana evaluated the eligibility status of historic-era built environment improvements that were observed within the proposed project boundaries. Additionally, Urbana analyzed the effects and recommended treatment for any historic buildings in the project area.

Figure 1. Study Area Map



III. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the 2877-4400 River Road project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

The criteria for the California Register of Historical Resources (CRHR) were designed to parallel those for the National Register of Historic Places (NRHP); therefore, the registration programs are very similar. Historical resources are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:
 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 California’s past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high

artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation:

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered “historical resources” for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.¹

Integrity and the CRHR

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of

characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. The CRHR program requires a resource to have “enough integrity” (14 CCR Section 4852(c)) to convey its historic significance. Therefore, a resource without sufficient integrity under the NRHP program may still have enough integrity to meet the CRHR program requirements.

City of Norco Historic Preservation Program

The City of Norco regulates the identification, protection, and appropriate treatment of historic resources through the General Plan Land Use Element Historical Resources Goal, Historic Preservation Overlay Zones, and the Cultural Resources Title of the Municipal Code.

General Plan Land Use Element Historical Resources Goals and Policies

Goals and policies for cultural resources, including historic buildings and properties, are included within the Land Use Element of the City of Norco General Plan.

1. Historical Building Preservation Policy: The City will identify and preserve the unique historical buildings that significantly identify and establish the community’s history and character.
 - a. Sites of significant historical, archaeological, and cultural value shall be preserved and/or incorporated into proposed new development with mitigation measures established through the environmental review process.
 - b. Vegetation including street trees and public landscaping that help contribute to the City’s historical fabric and identity, should be preserved and incorporated into the landscaping plans for any new development that incorporate the particular site or is adjacent to it for public improvement purposes.

- c. Rehabilitation of historical structures should be done so that the integrity of structures is not jeopardized with inappropriate additions or alterations.
 - d. No demolition of any historical structure shall occur until an assessment of the cost of rehabilitation of the existing structure has been submitted to the City. Land use designations and regulations around historical structures should be conducive to the historical use of the structure so that the land value for maintaining the structure, as is, is not jeopardized.
 - e. Community design adjacent to historical structures shall not impede the integrity of the historical structure, either through inappropriate design, building mass, landscaping mass, setbacks, etc.
2. Archaeological Resources Policy: The City will identify and catalogue any archaeological resources and will take measures to preserve those resources that are considered unique and significant to the area's history.
 - a. The City should collect, record, and/or mitigate archaeological resources to the level consistent with the related value of each item in terms of historical significance and importance.
 - b. New development requiring discretionary approval from the Planning Commission shall be approved with a condition that requires any construction activity to stop upon discovery of archaeological resources until such time as a qualified archaeologist, retained by the property owner or developer, has investigated the site and made recommendations regarding the disposition of any items. Human remains shall not be moved until the Riverside County Coroner's Office has been notified.
 - c. New development shall be coordinated with Native American tribes that have an historical presence and interest in the Norco region, or any other groups with historical interest.²

Historic Preservation Overlay Zone

Established under Ordinance 923, Section 1, in 2010, following are the purposes of the Historic Preservation Overlay Zone (HPOZ):

- A. Protect and enhance the buildings, structures, landscaping, natural features and areas which are representative of important aspects of the City's cultural, social, economic, political, architectural, or natural history.
- B. Protect and enhance the settings and environment which preserve these buildings, structures, landscaping, natural features, and areas.
- C. Protect, stabilize, and enhance property values, neighborhoods, and communities.

- D. Enhance economic prosperity, including facilitating the eligibility of properties for financial benefits and promoting tourist trade and interest.
- E. Foster public understanding of the history, aesthetics, and identity of the City as reflected in its buildings, structures, landscaping, natural features, and areas. Promote public education through the preservation and interpretation of the City's cultural, social, economic, political, architectural, or natural history.
- F. Promote the involvement of the City's diverse neighborhoods in the historic preservation process.
- G. Ensure compliance with the California Environmental Quality Act.³

Municipal Code Title 20 - Cultural Resources

Title 20 of the City of Norco's Municipal Code establishes two types of categories for historical resources: Landmarks and Points of Historical Interest. The Landmark designation category is for individual historic designation, and the Point of Historical Interest category is for properties of historical interest that do not qualify for Landmark designation. The Point of Historical Interest is also applied in instances where a property qualifies for Landmark status, but the owner prefers the property be placed in the less restrictive Point of Historical Interest category.

1. Landmark designation criteria. An improvement, object, or natural feature may be designated a landmark by the City Council upon recommendation of the Historic Preservation Commission if it is determined eligible, retains integrity and meets one or more of the following criteria:
 - A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or
 - B. Is identified with persons or events significant in local, State or national history; or
 - C. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
 - D. Represents the work of a notable builder, designer or architect; or
 - E. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or
 - F. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
 - G. Has yielded, or may be likely to yield, information important in history or prehistory.

A landmark shall include all improvements, objects, or natural features named in the landmark designation resolution. To qualify for landmark status, an improvement, object, or natural feature must be at least 50 years old or older.⁴

Point of historical interest designation criteria. An improvement, object, or natural feature may be designated by the City Council upon the recommendation of the Historic Preservation Commission as a point of historical interest pursuant to this title if it meets one or more of the following criteria:

- A. The resource qualifies for designation as a landmark; however, the property owner prefers designation as a point of historical interest.
- B. The resource is less than 50 years old, but otherwise qualifies for designation as a landmark.
- C. The resource otherwise qualifies for designation as a landmark, but does not retain sufficient integrity.⁵

IV. HISTORICAL OVERVIEW

The subject property is in the City of Norco, California, in Riverside County. This HRAR section includes a brief historical overview of the City of Norco, agriculture and animal husbandry, Navy in Norco, Southern California dairy industry, Ranch architectural style, and the Schaafsma Bros., General Contractors.

City of Norco

Norco is a city in western Riverside County, located along the upper watershed of the Santa Ana River, approximately 50-miles east of Los Angeles. The city is neighbored to the north by the Cities of Eastvale and Chino, to the south by the City of Corona, to the east by the City of Riverside, and to the west by the Prado Regional Park. Named for its northern proximity to Corona, Norco's history overlaps with the history of Corona and Riverside. All three cities formed out of the Santiago de Santa Ana land grant owned by the Yorba family from 1810 forward.⁶ The Chino Basin extends through much of the southwestern end of San Bernardino County extending into Norco and the Prado Basin. The city encompasses approximately 14.28 square miles, and is framed by the San Gabriel, San Bernardino, and San Jacinto Mountain range to the north, northeast, and east of the city. The area is characterized primarily as a "bedroom community" with most of its residents commuting to jobs in larger neighboring cities such as Riverside, Los Angeles, and Orange County. The main transportation corridor that intersects the city in a north-south orientation is Interstate 15.

Prior to European settlement, the area that comprises Norco was traditionally occupied by the native Gabrieliño people. The Gabrieliño's ancestral lands extended through much of the Los Angeles basin and part of Orange County, as well as several offshore islands. They lived in permanent villages located along major waterways, as well as in sheltered areas along the coast. Gabrieliño houses were domed, circular structures made of thatched local vegetation. They traded widely with neighboring peoples such as the Cahuilla, Chumash, Kawaiisu, and Chemehuevi. Anthropologists believe that at their peak the Gabrieliño were one of the largest populations of indigenous peoples in the North American continent. In 1977, an archaeological site was identified in the project area. However, recent (2018) archaeological work and investigations did not reveal any archaeological resources considered eligible for the CRHR.⁷

In the late 18th century, European exploration of the region commenced during the Spanish occupation of California. In 1769, the Spanish settled California as the northernmost outpost in the New World known as Alta California. As Spanish exploration of Alta California increased, Franciscan missionaries, such as Father

Junipero Serra, were sent to colonize and christianize the indigenous populations. Missionaries selected lands located near major water sources and with ample land for agriculture. With the establishment of the mission system, an economy of agriculture, ranching, and trade emerged. Each mission owned several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.⁸

Mission San Gabriel's dominance is evident throughout the surrounding regions, including the area of present-day Norco, with much of the area being utilized as ranch land. In 1771, Father Francisco Garces was the first identified European to travel through the area on behalf of Mission San Gabriel in search of potential mission locations. Garces, a Spanish Franciscan missionary, conducted extensive explorations of the Mojave Desert, Colorado River, Gila River, including the Grand Canyon. Although the area that would become Norco was never officially incorporated as part of the mission system, Mission San Gabriel utilized the area for grazing cattle. In 1818, Leandro Serrano was identified as the first non-Native to settle in the vicinity of Norco. Mission San Gabriel permitted the Serrano to graze animals in the area, in exchange for protecting the mission's land holdings from Indian unrest.⁹

In 1822, following the Mexican War of Independence, California mission lands were confiscated by the Mexican government and later redistributed to political allies. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as *diseños*, that roughly delineated the boundaries of each grant.¹⁰ New landowners were required to construct a residence within a year of petitioning for the requested lands, leave public roads intersecting the rancho open for travel, and use lands for grazing or cultivation.¹¹

In 1846, Mexican Governor Pio Pico granted Rancho La Sierra to Bernardo Yorba and his sister-in-law Vicenta Sepulveda Yorba.¹² Yorba was the son of Maria Josefa Grijalva and José Antonio Yorba, one of the first Spanish soldiers to arrive in California. Vicenta was the widow of Yorba's older brother, Tomás, who died in 1845. Rancho La Sierra encompassed a total of 17,774-acres and extended through the western end of Riverside County, including the present-day Cities of Corona and Norco. The rancho was neighbored to the north by Rancho El Rincon (owned by Yorba) and Rancho Jurupa. The land was divided amongst the two, with Yorba receiving the western half and Vicenta receiving eastern half of the rancho.¹³ Vicenta's portion of the Rancho would be named Rancho La Sierra Sepulveda. Yorba's portion of the rancho would be known as

Rancho La Sierra Yorba and was one of many ranchos under his ownership. The present-day City of Norco would later encompass a portion of Rancho La Sierra Yorba and Rancho La Sierra Sepulveda.

Following the end of the Mexican-American War in 1848, Mexican land grants were honored by the U.S. courts as per the Treaty of Guadalupe Hidalgo. Although the treaty assured landowners that their land claims would be honored, Congress passed the California Land Act, which created a board to review all Spanish and Mexican era land grants to determine if they were valid. Grantees were required to present proof of ownership and a legal survey map that established and marked the boundaries of the rancho. Settlement of land titles was more often than not a lengthy and complicated process, even in cases where landowners had plenty of supporting documents. As a result, rancho owners incurred large amounts of legal fees to present their cases. Many lost their land within the first decade or sold portions of their ranchos to pay for legal fees.

By the 1870s, both the Yorba and Sepulveda families had parted ways with the large tracts of the ranchos. A large tract of Rancho La Sierra Yorba was sold to the South Riverside Land and Water Company in the late 1880s. The company was founded in the town of South Riverside, which would later become the present-day City of Corona. In 1887, 2,300-acres of the company's land was sold to land developer W. H. Jameson and his associates to create the Auburndale Colony.¹⁴ Following the transaction Jameson established the Auburndale Town and Land Company. The new townsite was established along the eastern end of the former Rancho La Sierra Yorba, and towards the west end of the present-day City of Norco. The townsite extended between present-day Bluff Street, Corydon Street, Vine Avenue, and Stagecoach Drive. The Santa Ana River was located directly northwest of the town and the tracks of the Pomona, South Riverside & Elsinore Railway intersected the area in a northwest-southeast orientation. At this time, the town was part of San Bernardino County. The area was subdivided into rectangular parcels backed into a central alleyway. Streets were laid out in a north-south and east-west orientation and named after the business owners and the agricultural crops the company promoted. On the southwest corner of present-day Bluff Street and River Road (then River Street), a park and reservoir were constructed known as Auburndale Park. Within a year, a hotel, a company office, and several houses were constructed in the townsite. Auburndale was promoted in newspaper publications as a scenic fertile area with a reliable water supply and as the "most promising new town in Southern California."¹⁵

Despite the publicity the new town received, it was not a great success and never flourished as Jameson and his associates had hoped. While land was eventually sold, much of it was retained by buyers for investment purposes and not settled immediately. Most of the land purchased was later resold in smaller parcels. By

early 1889, promotional advertisements of the new town all but ceased.

In 1893, Riverside County was formed from parts of San Bernardino and San Diego Counties. Within the first few years of Riverside County's formation, it experienced exponential growth and development. By 1896, the population of Riverside was 18,889. Much of the growth that occurred in the newly formed county was located in areas such as Corona, Riverside, and Temecula, while development in the area that would become Norco was relatively stagnant and predominately utilized for dry-farming operations. In 1897, the *Riverside Independent Enterprise* reported that Auburndale had 1,520-acres of barley and 800-acres of wheat. In addition to dry-farming operations, citrus was another main crop that was cultivated in the area, however it failed to take off.¹⁶

Between the late 1890s into the early 1900s, little information is known about the Auburndale Colony and the remaining area that comprises the present-day City of Norco. The area experienced several failed attempts to develop into a productive agrarian community and passed through several ownerships. By 1896, Auburndale appears to have been under the ownership of the Pacific Mutual Life Insurance Company and was regarded as a tract of South Riverside, which would be renamed to the town of Corona in 1896.¹⁷ In 1898, seventy acres of the Auburndale Colony was deeded to J. F. Moulton and H. H. Praed by the Pacific Mutual Life Insurance Company.¹⁸ The *Los Angeles Daily Herald* reported that the businessmen planned to improve the tract by planting olive trees, however it is unknown if this was ever achieved. In 1901, with little development occurring in the Auburndale townsite, Auburndale Park was sold and utilized for ranching purposes.¹⁹ While the population of the area was small, the Riverside Power Company constructed a transmission line and powerhouse to provide electricity to the area's residents in 1903. However, shortly after the line's construction, the plant known as Pedley Powerhouse, was deemed unreliable and later discontinued.

In 1908, the *Los Angeles Times* reported on the sale of a portion of the former Rancho La Sierra Sepulveda.²⁰ George E. Pillsbury and Willits J. Hole purchased sections of the rancho located west of the Norco Hills ridgeline. By 1910, additional investors purchased land in the area. During the 1910s, a series of subdivisions were plotted known as La Sierra Heights. Lots were divided into small to medium parcels for farming. The earliest division of lands were subdivided by the Citrus Belt Land Company as the Orange Heights Tract 1 and 2.²¹ The company created the Orange Heights Water Company to provide water to its tracts. The company's lands were promoted as the "ideal location for growing citrus;" however, it was unsuccessful due to unfavorable soil and climatic conditions. Eventually much of the company's citrus trees were replaced

with other crops, such as deciduous fruits and row crops. While the area did experience some development, it would not experience substantial growth until the early 1920s.

By the 1920s, following several ownerships, Rex B. Clark, a land developer originally from Detroit, Michigan, purchased the struggling community.²² Clark took a different approach to the development of his lands from that of the Citrus Belt Land Company. He envisioned a utopian settlement largely independent of the services of an outside city. His goal was to create a thriving agricultural community replete with several amenities such as general stores, restaurants, a movie theater, and small getaway homes located towards the peripherals of the town.

On May 13, 1923, Rex B. Clark founded the town of Norco. Norco is a portmanteau of “North Corona” and was comprised of five subdivisions surrounding a village center containing a general store, gasoline station, and the Norco Garage. A manufacturing district was established complete with a warehouse, plumbing shop, pipe-making facility, concrete block-manufacturing operation, machine shop, lumber yard, and construction department. Here residents of Norco could arrange to have homes built, buy a prefabricated chicken coop, purchase irrigation pipes, buy a tractor or have one repaired. Groceries, clothing, hardware, dry goods, auto parts, and other essentials were available in the Norco Store. Residents dined at the Norco Grill, attended community gatherings at a meeting hall and patronized the library which was run by volunteers from the Women’s Progressive Club. Upham’s Drug Store was located next to the North Corona Land Company office and the Orange Heights Water Company. South of these buildings was a pavilion where residents and farmers gathered for community events. To the west of the pavilion was the Norco School which operated from 1924 to 1947. The Norco School is now the Norco Community Center.²³

Norco was considered to be remote, so Clark built a 38-foot-tall lighthouse with a powerful revolving light to draw attention to his remote community. The lighthouse, which became the symbol of Norco, was located on top of a hill near the center of town called Chocolate Drop Mountain. Today the hill is known as Beacon Hill. Clark organized an elaborate grand opening for the town on May 13, 1923. He ensured that all essential services to support Norco were in place before the grand opening. “Despite threatening weather approximately 5,000 visitors motored to this district....and enjoyed a program which included band concerts, contests of various kinds, speeches and fireworks.”²⁴

Clark was persuasive with his vision. Many people moved to Norco and built modest homes, planted gardens, and raised chickens or rabbits. Instrumental in the success of its residents, Clark provided markets

to distribute their farm products to other communities. To help inexperienced farmers hone their skills, Clark established demonstration farms where people were taught about raising chickens, growing food, and bringing their products to market. Property owners held shares in the Orange Heights Water Company and helped set its rates. Horses were a significant part of Norco's everyday life and used for transportation, recreation, and farming. Trees lined many streets creating trails for equestrians, a forerunner of the 140 miles of horse trails which exist in Norco today.²⁵

In 1924, while drilling for water, Clark discovered a hot mineral spring. He saw this as an opportunity to develop a resort and announced his plans to build a \$1.5 million-dollar resort in Norco. Architect Dwight Gibbs designed the Norconian Resort in the Mediterranean style. The resort comprised over 700 acres and included a 250,000-square foot hotel, a 60-acre lake, two Olympic-sized swimming pools, a pavilion, a tea house, chauffeur's quarters, a large auto garage, an 18-hole golf course, and many other amenities including exercise facilities. The Norconian opened on February 2, 1929, just months before "Black Tuesday." The resulting stock market crash marked the beginning of the Great Depression. During the 1930s, the depressed economy and impoverished surroundings caused the resort to lose money from the beginning. In 1941, the US Navy purchased the resort for \$2 million and expanded it into a premier World War II-era hospital. Significant advances were made in the treatment of tuberculosis, malaria, and polio. Additions to the resort expanded its capacity from 500 to over 4,000 patients. Today, the grounds of the Norconian Resort are divided between a weapons research facility and a state prison. Most of the resort remains intact and in 2000 it was listed on the National Register of Historic Places.²⁶

Norco grew significantly after World War II, however, instead of large-scale developments, small subdivisions were established and multi-acre lots continued to be divided into smaller parcels. In 1959, the California Highway Commission identified the route between Devore and Corona for the future Interstate 15. The highway received its interstate designation in 1972 when it connected with the route that spanned from Mexico to Canada. Improved transportation systems made it easier for residents to shop outside of Norco. By 1960, the Norco general store was vacant and deteriorating.

Beginning in the 1950s, horses owned by ranches in Norco began participating in races, rodeos, and horse shows. Real estate developers began catering to horse owners during the mid-1960s. The JR Spread subdivision on Second Street advertised half-acre "ranchettes" with large, ranch style homes and individual horse corrals. The subdivision also featured a regulation-sized riding ring for community use.²⁷ It was during this period that Norco became known as "Horsetown USA." Norco was incorporated as a city in 1964. The

Western-themed, horse-friendly city, established a half-acre minimum for housing lots, which maintained the community's low population density and controlled growth.²⁸

Agriculture and Animal Husbandry, 1887-1960s

During the initial development of the area, the local economy was primarily based on the cultivation of dry-farming crops, such as alfalfa, grain, barley, and wheat.²⁹ Early dry-farming operations were mostly centered along the western boundaries of the present-day city of Norco, in the proposed town of Auburndale, within proximity to the Santa Ana River. In 1887, *Press and Horticulturist* reported that several hundred acres of alfalfa were being grown in the Auburndale Colony.³⁰ While Auburndale was not one of the top grain producing areas in the newly formed Riverside County, its acreage in both barley and wheat exceeded that of the larger Riverside townsite, located directly northeast of the Santa Ana River. By 1897, the area had a total of 2,400 acres of land dedicated to the cultivation of barley and wheat, compared to Riverside which had a total of 500 acres.³¹

In the mid-1890s, citrus was added to the area's local economy by early developers in an effort to encourage settlement. In 1896, the San Jacinto Land Company purchased the land south of First Street, along the southern boundaries of the City of Norco. Since citrus operations had proven to be very successful agricultural ventures in Corona, the company decided to plant an orange grove on their newly acquired property. To facilitate agricultural operations, the company installed the first irrigation system in the area, utilizing the force of gravity to bring a flow of water via a canal from the southern part of Corona.³² However, citrus operations were unsuccessful due to the valley's low sea level elevation and its proximity to the Santa Ana River which left groves vulnerable to frost. After ten years of oranges freezing due to these conditions, the groves were pulled out. Although citrus operations initially failed, the company's water conveyance system enabled expansive fields of alfalfa and barley to thrive and become more commercially viable since they were no longer relying on rainwater for irrigation. These fields produced high-quality alfalfa and barley for California into the 1950s. The canal eventually collapsed, and strategically placed wells eventually provided the steady source of water for Norco's agricultural industry.³³

By the early 20th century, agricultural operations extended north towards the future townsite of Norco. Following the sale of nearly 18,000-acres of the Stearns Rancho to Willits J. Hole and George E. Pillsbury in 1908, the land was later subdivided into farm lots ranging between 7.4-acres to 35.58-acres under the Citrus Belt Land Company.³⁴ The company was named Citrus Belt because the owners were convinced the area was ideal for the cultivation of lemons and oranges despite failed attempts only a few years earlier. A 93-lot

subdivision was established by the company that extended north from First Street to Parkridge Avenue and from the Santa Ana River to Hillside Avenue. Two large nursery buildings were constructed as well as several thousand acres of citrus groves and orchards. By 1909, advertisements for the Riverside Orange Heights Tract first appeared in the *Los Angeles Times* with the title "Best Orange and Lemon Lands." Citrus lots were selling for \$200 to \$350 per acre while alfalfa lands were offered for \$125 to \$175 per acre.³⁵ In addition to citrus, it was reported that the area produced tomatoes, watermelons, olive, peaches, apricots, pears, and a "few apples."³⁶

To facilitate agricultural operations, the Orange Heights Mutual Water Company was formed to provide irrigation and domestic water needs for the Citrus Belt Land Company's tracts. "The Orange Heights Water Company supplied water from wells, with the distribution of water accomplished through discharge mains, booster stations, nine earthen open-air storage reservoirs, and two wooden tanks located at higher elevations. Water pressure in the system ranged from 5 to 65 pounds with most end users receiving water at very low pressures."³⁷ Since the area had a reputation for being susceptible to frequent flooding and frost, eucalyptus trees were imported to serve as wind breaks and planted throughout the new development.

Despite the endeavors taken by developers to transform the area into a prosperous agricultural community, efforts fell short. Large quantities of fruits and vegetables produced by farmers overwhelmed local markets, forcing them to transport the remainder to Los Angeles which proved to be costly.³⁸ Local merchants complained about the overabundance of one crop and of having to ship in others since local farmers failed to grow them. Additionally, merchants complained that the produce from the Citrus Belt was not only inferior but more costly than other fruits and vegetables shipped from Los Angeles.³⁹ In 1916, the Corona Farms Center was formed in an effort to help establish local market needs and to produce a more desirable product. However, the area would not see commercial success until the arrival of Rex Clark in the early 1920s.

By the 1920s, the agricultural economy of the area was largely based on the poultry industry. In October of 1920, the *Corona Daily Independent* reported that over eight hundred acres of land was purchased by Rex B. Clark, the founder of Norco. Following the transaction, Clark quickly gained control of the Citrus Belt's land interests, renaming it the North Corona Land Company (NCLC).⁴⁰ He would later go on to establish the self-sustaining town of Norco. Since Clark was aware of the area's past failed attempts in agriculture and its vulnerability to the Santa Ana winds and frost, he attended a series of lectures on the commercial cultivation

of poultry. ⁴¹While not entirely giving up on produce, he realized the economic viability in transforming his new development into a major poultry center.

By late 1923, newspaper publications advertised the area's poultry ranches, and Clark's idea that even people with no farming experience could make a comfortable living on two acres and 1,000 hens with advertising lines like "Poultry Pays in Norco" and "A Norco 'Nest Egg.'" ⁴² Clark also hired a full-time poultry expert to offer advice to new chicken farmers and sold prefabricated chicken coops that could be assembled in days. Many people bought into this idea, and in 1924, with the help of the North Corona Land Company, over 30 poultry farmers joined together to form the Norco Poultry Association. ⁴³ By 1926, hens in Riverside County were bringing in over \$2.6 million a year, with Norco housing twelve percent of all the hens in the county.

While the poultry business continued into the 1930s, a small number of farmers continued to grow a of variety crops, though unsuccessfully. Despite the advice of the local farm bureau to focus on one or two crops, farmers grew a variety of produce in small amounts that none of their harvests were profitable beyond their value as a backyard garden. ⁴⁴ In larger agricultural operations, farmers continued to make the same mistake of growing the exact same crop which flooded the local market and drove prices down. However, there were farmers who did experience some financial success in producing watermelons, blueberries, potatoes, and lettuce. One of these farmers was Walter Knott who established a nursery with his cousin Jim Preston, once located at the southeast corner of Third Street and Hillside Avenue. ⁴⁵ He planted 10-acres of blueberries and used chicken manure to fertilize his crop. Knott would later go on to establish the Knott's Berry Farm theme park in Buena Park, California. By 1945, vegetable and fruit farms were all but extinct in Norco, and most of the orchards and groves had been pulled out. Alfalfa production continued until the mid-1950s.

In the 1950s and 1960s, efforts to preserve Norco's rural setting led to pressures to get rid of large-scale commercial agricultural operations and large-scale suburban development. Following World War II, Southern California, including Norco, experienced a population increase that would create a desperate need for housing. Developers turned to Norco and applied pressure to the County Board of Supervisors to rezone former agricultural lands to allow for the construction of large-scale tract housing to accommodate the growing population. However, developers were met with resistance mostly by Rex Clark who owned and controlled much of the undeveloped property in Norco. Developers found ways around the obstacles by

annexing lands outside of Clark's community boundaries to the City of Corona and by buying lands from residents.

By the 1960s, new developments were constructed along former agricultural lands, bringing with it a new kind of resident. The new residents were "highly educated" and had little interest in participating in poultry operations. Many of the newly arriving residents were equestrian hobbyists who had relocated from Orange County after losing their animal-keeping rights and being driven out by zoning changes and housing tracts. Many commuted to larger cities for work, while others were small business owners who profited from equestrian breeding, training, racing, and showing. Long-time residents of Norco distrusted the newcomers, who complained about the smell of poultry farms and the nuisance of flies. Long-time residents also feared that the residential zoning would eventually squeeze out the agricultural zoning and lead to the urbanization of Norco. One thing both the new and old residents agreed on was that that heavy agriculture did not belong in Norco. The Norco Agricultural Association expressed this sentiment by stating: "We want to retain the rural flavor of Norco. That's why most of us came out here in the first place. We would like to see the preservation of light agriculture such as two or three houses and poultry. We don't want to see heavy agriculture like dairies and hogs and heavy farming. That's against our own interests. You can't put homes beside heavy agriculture successfully."⁴⁶

Zoning laws were enacted to ensure the rural character of Norco, and economic challenges made it hard for small poultry farmers to remain viable. The Board of Supervisors set limits on the maximum size of poultry farms. Under the new zoning laws, most of Norco's commercial poultry industry was considered "non-conforming" by the Riverside County Board of Supervisors and were given three years to operate before they were forced to close. As a result, Norco's once booming poultry industry faced consolidation as some farms folded. In 1961, the number of poultry businesses in Norco was about 37, mostly clustered around Hamner Avenue in Orchard Heights, and Norco Farm Tracts. By 1967, that number had dwindled to nine. Although zoning laws were enacted to prevent large-scale agricultural operations, at least three large dairies were established towards the western end of Norco's present-day city boundaries, along River Road.⁴⁷

Navy in Norco, 1945-1957

Rex Clark purchased the subject property between 1919 and 1920. It was part of his personal ranch and was used primarily for growing alfalfa and raising cattle.⁴⁸ In 1924, a worker with the last name of Lemus informed Clark of the hot springs west of the junction of today's Bluff Street and Vine Avenue. This spurred the drilling of wells in the area and drillers discovered a hot spring and a steady water supply. Clark utilized

this water for his Norconian resort and constructed a pumping plant and well house in the vicinity. This became known as “Pump House West – Hot Springs” during the short-lived heyday of the Norconian resort. Clark’s resort, called the Lake Norconian Club, was placed on the National Register of Historic Places in 2000.⁴⁹

In 1941, the US Navy acquired the Norconian resort for use as a Naval Hospital. The terms of the transaction were opposed by Clark, who felt that the amount offered for his land and resort was too low. This resulted in lengthy condemnation proceedings that were resolved in Clark's favor just after WWII.⁵⁰

Clark’s Norconian resort became the US Naval Hospital – Corona. The facility carried the Corona name since it was served by the Corona post office. The hospital saw immediate use as service members injured in the attack at Pearl Harbor were the first patients. The facility saw continued use for the duration of World War Two as the rooms, baths, spas, fitness facilities, and mess halls were perfect for a hospital operation. The active period of the Naval Hospital Corona was from 1941 to 1957.⁵¹

In 1945, the Navy began a project to improve the water supply for the hospital. The Navy executed a contract to drill three wells along the bluff above the Santa Ana River. This location is now part of the subject property. The project also included a pipeline to carry the water to the Naval Hospital. The project was completed in 1946.⁵² See Appendix D for photos of the well drilling project.

The Navy closed the hospital temporarily in 1949, leading to a new mission at several of the buildings on the grounds of the old Norconian resort. This included the National Bureau of Standards (NBS), now part of the Naval Surface Warfare Assessment Center. The NBS relocated to the hospital grounds in 1951. The facility made substantial contributions to the development of guided missiles in the Cold War. Over the years, it became a significant Research Development Test & Evaluation (RDT&E) facility for the Navy. Colloquially, it became known as “detachment Corona.” The Navy’s research and development facilities in Norco, started in 1951, continue to be active today.⁵³

Based on a map included in a 2016 report concerning a proposed amendment to the Norconian Club National Register nomination, by 1956 a fourth well may have been added to the site. A map attributed to the *NHC and NOLC Master Shore Station Development Plan* dated June 1, 1956, appears to show a fourth well (see Appendix A).⁵⁴

In 1957, the Navy closed the hospital for good, ending the facility's mission as a physical healing location. However, in 1962 a new mission of healing minds took over when ninety acres on the northern end of the old resort was declared surplus. The land was taken over by the State of California as a drug treatment center. Known as the California Rehabilitation Center after 1963, this was the first state-level drug treatment center in the United States. On the southern end of the former resort, the Riverside Community College District claimed 141 acres. This area is now Norco College and John F. Kennedy High School. Naval use of the property continued at the heart of the old resort, and it is now known as Naval Weapons Station Seal Beach Detachment Norco.⁵⁵

Southern California Dairy Industry, 1900-1960s

In 1968, the subject parcel identified as Riverside County Assessor's Parcel No. 121-110-003 was purchased by Thomas "Tommy" J. Dallape of Los Angeles, California and served as a dairy farm until the 1990s. Dairy operations played a minor role in Norco's agricultural development and as such is not one of the identified themes in the *City of Norco Historic Resources Context Statement*. The City of Ontario's *Historic Context for the New Model Colony Area* on Southern California dairy properties was utilized to evaluate dairy properties in the area.⁵⁶

For much of the early 20th century, dairy operations in Southern California were largely concentrated in the southeastern part of Los Angeles County, in the present-day cities of Artesia, Paramount, Cerritos, and Bellflower, and known as the "Dairy Valley."⁵⁷ Early dairy operations were small and were characterized as open range farms. Cows were allowed to graze on the property and brought into a barn or milk parlor when they needed to be milked. As the dairy industry became a lucrative venture, operations spread east to communities in the Chino Valley, Ontario, Corona, and the surrounding area. While dairy operations were not as large as those located in the Los Angeles Basin, they played a significant role in the early development of these cities.⁵⁸

The Chino Valley encompasses the cities of Ontario, Chino, and Chino Hills and is located approximately 5-miles northwest of the project area. Pre-1930s dairy farms in the valley were characterized as free-ranging dairies. Dairy farms were typically small family operated businesses located on five to six acres of land. These properties typically had one residence constructed in the popular architectural styles of the era such as Victorian and Craftsman, a detached garage, and at least one milking building which would consist of a large barn or small one-story concrete block milking parlor. Large barns were simple wood-framed structures with lofts and represented small non-dairy agricultural operations. Early milking operations were

conducted in the large barns where customers could go to pick up milk and dairy products. The loft was used to store hay and grain to feed cows during the winter months. Most of the dairy farms were operated by Dutch and Portuguese immigrants, who relocated to the area upon hearing of a climate ripe for dairying.⁵⁹

As dairy operations gradually developed in the Chino Valley, the area that would become the City of Norco was characterized as a relatively underdeveloped community. Over the years, the area had experienced several failed attempts at cultivating citrus due to unfavorable climate conditions and was struggling to make its mark as a thriving agricultural center. Portions of the area were retained as investment properties and utilized for ranching or for the cultivation of dry-farming crops, such as alfalfa, barley, and grain. Consequently, the area gained a negative reputation and was likely the reason dairy operations were not as prevalent in the area as compared to other neighboring towns.

The earliest identified dairy in Norco was established ca.1906 and was located towards the west end of the city, in an area that was once known as Auburndale. The dairy belonged to George P. Oakes, a rancher who lived in Corona. Born in 1846, Mr. Oakes was originally from Massachusetts and relocated with his family to California in the 1890s.⁶⁰ In 1906, the *Los Angeles Times* reported that Mr. Oakes had constructed two houses and a dairy on the Auburndale Development Company tract.⁶¹ However, little information was identified on Mr. Oakes and on his dairy in Auburndale. By the 1920s, Mr. Oakes relocated to Fresno County where he lived for the remainder of his life.⁶²

Meanwhile, approximately 2-miles south, the town of Corona was emerging as a rich farming district, with dairy operations as one of the area's main agricultural industries. In 1923, the *Los Angeles Times* reported that the dairy business in Corona was developing rapidly as another important dairy district.⁶³ At the time, Los Angeles was one of the largest whole milk markets in the world and a major supporter of the dairy industry. It was reported that Corona dairies supplied Los Angeles creameries twice a day.⁶⁴ Based on early photos, dairy properties in Corona typically had a large wood barn and a single-family residence.

By the late 1920s, the increased demand of milk products and sanitation regulations led to changes in the construction of dairy structures.⁶⁵ During this time, city and state officials began implementing dairy sanitation regulations to reduce the spread of diseases such as tuberculosis, typhoid fever, salmonella, and dysentery. Large barns were replaced with one-story concrete milking parlors clad in smooth stucco and constructed in the Art Deco or Art Moderne styles. A circular driveway was added to the front of the parlor

where large delivery trucks could pick up dairy products and enter / exit the property. These parlors consisted of two sections: a front section where milk was housed in large storage tanks that kept the milk at a cold temperature until it was ready for delivery, and a rear section that housed two rows of cow stalls flanking a central alley. Cows were washed thoroughly prior to being milked to prevent the spread of diseases and contamination.

Between the 1930s and 1940s, the introduction of new technologies led to the mechanization of milking and several changes on dairy farms.⁶⁶ It also represented a transition from free grazing dairies to dry-lot dairies. Dairy properties at this time were still operated by a single family on small lots of less than nine acres. As dairy operations grew, an additional single-family residence would be constructed on the property. Dwellings were commonly constructed in the Craftsman, Folk Vernacular, Minimal Traditional, and Ranch architectural styles with a detached or attached garage constructed in a similar fashion. Towards the late 1940s, some residences had two-car garages attached to the house by a covered breezeway. Concrete block milking parlors constructed in the Art Deco or Streamline Moderne architectural style with circular driveways, were still common designs on these properties.⁶⁷ If there was more than one residence on the property, the dwellings would flank the milking parlor on either side. Ancillary structures, such as pole structures, silos, bins, and stalls were also common features on the property. These structures were typically constructed behind the milking parlor and residence in a geometrically spaced fashion. Many dairy properties from this era have signs located at the front of the property exhibiting the dairy association they related to.

During World War II, Southern California experienced a population boom that contributed to uncontrolled urban sprawl. Consequently, it led to the urbanization of several dairy communities located in the Los Angeles Basin. Many dairy farmers were forced to relocate east into the Chino Valley and the surrounding area where they could find more land at an affordable price.⁶⁸ From the money they received following the sale of their highly valued inner-city lands, they were able to increase the size of their operations and upgrade their milking facilities. Upon moving to the Chino Valley area, dairy owners established some of the most efficient and modern dairies in the nation.⁶⁹

Between the 1950s and 1960s, several changes occurred in the way dairy farms were operated and laid out. New scientific feeding and breeding were introduced that resulted in larger herds and more productive dairy operations.⁷⁰ The average size of a dairy farm increased to approximately 40-acres or more. The layout of the dairy property also changed with the introduction of new farming equipment for the mechanization

process.⁷¹ With innovative technology, more cows could be milked twice a day with fewer employees. Consequently, the number of herds increased in size.

Post 1950 dairy properties typically had more than one residence built in the Ranch architectural style, with an attached two-car garage. Some properties continued to have garages attached to residences by covered breezeways. Larger Ranch-style residences during this period were often designed by architects or prominent builders. Milking parlors were constructed in the "herringbone" style and designed in a similar fashion and color scheme as the residence. In a "herringbone" style milking parlor, milking machines were positioned down the middle of the building between two raised aisles with enough room for the cows. The new style allowed milkers to milk cows more efficiently without having to kneel because the cows were at an elevated height.⁷² Large semi-trucks replaced smaller milking trucks, which continued to utilize a circular driveway positioned in front of the milking parlor. The property continued to have several ancillary structures which included large silos, large milk storage tanks, breeding stalls, calf stalls, utility sheds, rows of stanchions, grain bins, and pole structures, and a huge expanse of open space behind dairy buildings. The purpose of the pole structures was to shelter the cattle from the sun and to cover stacks of hay or house farm equipment. A sign was typically displayed in front of the property to exhibit dairy farmers membership with certain dairy associations. Large dairies would almost always have a designed landscape to complement the property. Often dairies would be located within proximity to one another to make bulk feed delivery and milk collection easier.⁷³

By the 1960s, as suburban development increased, dairy operations spread south of the Chino Valley into the City of Norco. Three post 1950 dairy properties were identified towards the west end of the City of Norco: the ca. 1962 Double "D" Dairy, addressed as 2699 River Road (no longer extant); a dairy addressed as 2710 River Road (no longer extant); and the ca.1968 Tommy Dallape and Son, Inc., addressed as 2877 River Road (extant).⁷⁴ The 2710 River Road dairy was identified northwest of the project area along River Road; however, the dairy is no longer extant, and the exact location and name was not identified. Based on historic aerials, both the Double "D" Dairy and the Dallape and Sons dairy properties were approximately 20-acres in size and featured typical structures visible in many post-1950s dairy farms. These structures consisted of a single-family residence, a milking parlor with a circular driveway, and featured several ancillary dairy structures. Both the Double "D" Dairy and the Dallape dairy would enter in county competitions, winning both gold and silver awards in the 1970s and 1980s.⁷⁵ By 1998, the Double "D" Dairy was demolished and later replaced with a residential community.⁷⁶ While no longer operational, the Dallape dairy still stands to this day. Although strict zoning restrictions were enacted in Norco at this time to prevent large-scale

agriculture and suburban development, developers tried to find ways around the zoning laws by annexing land into the City of Corona. During this time, much of the western boundaries of the City of Norco were largely agricultural and underdeveloped, with much of the development taking place to the north and east of the city. The presence of large dairies towards the western end of the city by the Norco-Corona city boundaries may have been a way for dairy farmers to avoid the new restrictions.

Character-defining features of post 1950 dairy properties include:

- Large property approximately 40-acres or more,
- One or more dwellings designed in the Ranch style, with attached garage; when more than one residence, dwellings flank the milk parlor,
- A large “herringbone style” milking parlor designed in the Ranch style,
- Circular driveway located in front of the milking parlor,
- A designed landscape to compliment the property as a whole,
- Numerous geometrically spaced rows of pole structures,
- Ancillary dairy facilities associated with the property, including silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, and grain bins,
- Buildings painted in the same color scheme,
- A vast expanse of open space to the rear of the property,
- Sign exhibiting dairy farmers membership with certain dairy associations located in front of milk parlor.

Schaafsma Brothers, General Contractors

The Tommy Dallape & Son, Inc. dairy property was built in 1968 by the Schaafsma Brothers, General Contractors. The building company was founded in 1949 by brothers; Charlie, Thomas, Peter, and John Schaafsma.⁷⁷ Between 1949 and the 1980s, the company constructed several dairies throughout Southern California, in the area known as the Dairy Valley, which included the cities of Torrance, Paramount, and Artesia. The company also constructed within the Counties of Riverside, San Bernardino, Tulare, and Kern, including the Chino Valley.⁷⁸ In addition to their building company, the brothers also owned a trucking company and a diesel repair shop, once located on 12th Street in the City of Chino. They later operated a dairy farm in Oakdale and Chino and were partners in the S and H Dairy in Modesto.⁷⁹

The Schaafsma brothers were born to Sybren "Sam" and Clara Schaafsma, who immigrated to the United States from the Friesland province of the Netherlands in 1910.⁸⁰ Following their arrival, the family settled in Rock Rapids, Iowa, which at the time had large Dutch population. During the late 1800s, several Dutch colonies were established in Iowa, Minnesota, and Wisconsin, following the Calvinist reformation of the Netherlands.⁸¹ Dutch communities were typically well organized and close-knit and likely the reason the Schaafsma family decided to settle in Iowa.

By the early 1930s, the Schaafsma family relocated to Downey, Los Angeles within proximity to the Dairy Valley, where Sam Schaafsma was employed as a building contractor.⁸² During this time, several well-established Dutch communities were located in the Los Angeles Basin, primarily in the present-day City of Paramount, located directly south of Downey where the Schaafsma family resided.⁸³ The majority of dairy farms in Southern California were operated by the Dutch, but also included Portuguese and French Basque immigrants. Dutch immigrants who immigrated to Southern California in the early 20th century arrived from the Friesland province, an important dairy region in the Netherlands.⁸⁴ Frisian dairy farmers helped modernize the dairy industry from small free ranging operations to larger factory-style operations known as dry-lot dairying.⁸⁵ Many were familiar with dry-lot dairying which was the common practice in the Netherlands and applied their knowledge in modern dairying methods in Southern California.⁸⁶ As a result, the Dutch experienced great success in the California dairy industry.⁸⁷

In addition to dairy operations, Dutch influences were also reflected in architecture. Post 1950 dairy properties with single-family residences and milk parlors, were constructed in the Ranch architectural style and exhibit some Northern European (Dutch) characteristics. Architects and building contractors, such as the Schaafsma Brothers, were typically of Dutch or Portuguese ancestry, which were the two main ethnic groups that dominated the dairy industry in Southern California. Photographs of dairy properties associated with the Schaafsma Bros. were not identified, however residence and milk parlors may have exhibited some Dutch characteristics. While minor, the subject property does exhibit some characteristics influenced by the Northern European style which include boxed windows and a shed roof supported by curved wood knee brackets on the main residence, and a pyramid roof on the milk parlor.

Ranch Style

The single-family dwelling located on the Dallape property, listed as 2877 River Road, was constructed in 1968 in the Ranch architectural style. The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing,

the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door “rooms.” New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

The Ranch style is the most prevalent architectural style visible in post 1950 dairy properties in Southern California. Single-family dwellings located on dairy properties were one-story in height, with low-pitched gabled, hipped, or intersecting gable roofs, with overhanging open or boxed eaves, wide prominent chimneys, and attached garages. Roofs were topped with either wood shingles, asbestos shingles, asphalt shingles, or composition roofing. Some properties have garages attached to residences by covered breezeways. The fenestration typically consists of either wood-cased multi-light windows, aluminum cased sliding windows, large picture windows with one single pane of glass, stylized double doors, and paneled doors. The popular siding material was horizontal wood siding combined with board and batten and smooth stucco, but also included stone and masonry. Larger Ranch-style residences during this period were often designed by architects or prominent builders. Several Ranch style dwellings during this period also exhibit Mediterranean (Portuguese) or Northern European (Dutch) characteristics. Many of the early dairy properties in Southern California were operated by immigrants of Dutch or Portuguese ancestry and influenced the way Ranch style residences were designed. Character-defining features of the Ranch style in post 1950 dairy properties include:

- One-story in height, with an L or U-shaped floorplan,
- Large, landscaped yards,
- Horizontal, angular massing,
- Low-pitched hipped, cross-gabled, or side-gabled roofs, with moderate to wide eave overhang, and a “widows peak” design,

- Large windows, aluminum or wood framed,
- Wide prominent chimney,
- Attached one-or-two car garage, sometimes attached by a covered walkway or breeze ports,
- Wood, brick, stucco, and stone wall cladding.
- May exhibit Northern European (Dutch) characteristics which include:
 - Windmills, scalloped barge board, extended eaves, square cupola with perches, pyramid roof protruding from the roofline, diamond patterned windows, window boxes, carved balusters, and faux balconies, carved or curved knee brackets supporting the roof, extended roof girders, louvered or paneled shutters, scalloped horizontal wood frieze board under the gables, spindle work, or turned porch supports, and gambrel roofs.
- May exhibit Mediterranean (Portuguese) characteristics which include:
 - Heavy carved or cast stonework, decorative ironwork railings, window grilles, fences, or shutters, terra cotta tiles, rough stucco, flat, mansard or multi-gable roofs, large arched openings, arched windows and doors, arched colonnades and breezeways between the house and garage, and the use of dark natural material, brick, flagstone, or other stonework.

V. PROPERTY HISTORY

Historic Property Appearance APN 121-110-001

When the US Navy acquired the Norconian resort it designated the land as a Naval Reservation. The Navy also reserved three other parcels in the vicinity. One of these parcels is APN 121-110-001; the other two are outside the proposed project area and survey boundaries. One naval reserve was at the end of 5th Street at the Santa Ana River for a sewage treatment plant, one was on a hill north and east of the hospital for a water storage tank and the third was a rectangular parcel along Bluff Street where three water wells were constructed in 1945-46.⁸⁸ Maps showing the location of the Naval Reserves in relation to the Naval Hospital Corona and a 1973 USGS topographical map showing the Naval Reserves are included in Appendix A.

The wells were installed by the US Navy beginning in late 1945 and early 1946 to serve the Naval Hospital Corona. The wells replaced/supported the original hot springs well that fed the Norconian spas. Vice Admiral Ross T. McIntire wrote to Congressman Carl Vinson on June 25, 1945, stating that the need for a new water supply had been under study for two years. The situation had deteriorated to the point that “the existing water supply is thoroughly unreliable due to obsolete pumping equipment and old water mains which cause frequent interruptions in the service.” Vice Admiral McIntire suggested the speediest solution was to acquire a 15-acre parcel where three wells could be drilled at a cost of \$108,500. Representative Vinson of Georgia, chair of the House Committee of Naval Affairs, reacted positively and asked Vice Admiral McIntire to send up his request for action immediately.⁸⁹

The Navy acquired land adjacent to the Norconian pump house west building. By February 1946, the project was nearly completed, with three wells drilled and pipe laid to the hospital. The project was executed under contract NOy-12819.⁹⁰

The Navy wells were in operation to serve the navy hospital until its final closure in 1957. In 1985 the Norco Citywide Water Master Plan called for rehabilitation of the Navy wells as part of ongoing efforts to treat iron and manganese within the city’s potable water system. At that time, the wells remained in use for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center. The use continued through at least 1997 when the city executed a land lease with the State of California for a two-acre portion of APN No. 121-110-001 with the intent to install a municipal water facility at the site. This two-acre site is the current location of the city’s Bluff Street facility.⁹¹

It is speculated that the three Navy wells were removed from service after the 1997 land lease. Up until a short time ago, the three Navy well sites / locations appear to have been essentially intact as constructed. This assessment is based on the lack of documented ground disturbing activity at the site. Aerial imagery indicates that between ca. 2015 to the present, modification to at least the surface aspects of the Navy well locations occurred. In these views surface activity and ground disturbance is easily discerned. One of the wells appears to have been destroyed in 2019-2020 as part of the Bluff Street project. The demolition of the wells resulted in a complete loss of character defining features connecting the Navy Wells resource to its 1940s and 1950s period of significance in association with the Naval Hospital Corona. All seven aspects of integrity are lost due to the removal of the wells.

Based on aerial photos, sometime after 1994 and before 2002 the City of Norco installed its own wells and pumping plant on the eastern portion of the Navy parcel. This most likely occurred shortly after the 1997 lease was executed. This became known as the Bluff Street pump station and reservoir. The city acquired this parcel from the Navy in 2009.

The wells were discussed in the 2015 study of the Naval Hospital that covered the hospital era from 1941 to 1957 and the Guided Missile and RDT&E era from 1951 to the present. The 2015 study was used as the basis for a draft 2016 amendment to the Lake Norconian Club historic district that was approved by the California State Historical Resources Commission (SHRC) on February 2, 2018. The 2015 report noted: "amazingly, after 87 years, the wells are still in place, although not all are in working order and none are producing potable water. At least one well is being used to supply reclaimed water for landscape irrigation." The 2015 report noted that the Navy apparently retained control over the operation of the wells "until the spring of 2015 when they were turned over to the City of Norco."⁹²

In 2019 the city began a project to construct two 1,000,000-gallon reservoirs at the Bluff Street pumping station. The project, completed in 2020, included a new pump station and the abandonment of an existing well at the site.⁹³ It appears the abandoned well was one of the three original Navy wells; see Figure 2.

January 2020 Norco City Council meeting minutes offer an indication of the status of the Navy wells at that time.

Planning Director King presented and stated that the Reservoir No. 8 & 9 and Booster Station Project is an approved capital improvement project. He explained that the Public Works Department proposes to construct two new 1,000,000-gallon reservoirs and booster station that will operate in conjunction with the existing groundwater treatment plant at the same site and

the new reservoirs are needed to provide additional storage capacity to the water system and allow the existing treatment plant to operate more efficiently. He stated that the City is the lead agency under the California Environmental Quality Act (CEQA) because the project is within City limits and the City Council needs to approve and adopt the MND pursuant to the CEQA. Public Works Director discussed they property and initial construction, dust control and it will need tribal monitoring as well in case any historical artifacts are found, a tribal monitor and arch monitor will be on site during grading as requested by tribe.

Council Member Bash had questions to the Navy wells and hot springs in this location.

Public Works Director Blais stated that one of the springs is used for non-potable water and the wells were demolished.⁹⁴

In August 2022, as part of communications on the history of the site with City representatives, demolition of the wells was affirmed.⁹⁵ The setting of the wells has undergone such significant changes that researchers could only determine an approximate location of the former wells. It is apparent the three 1945-1946 Navy wells were demolished but undetermined whether that process was documented or memorialized via a city permit or report.

Cultural Resource mitigation for the Bluff Street project included archaeological monitoring during all grading activities and preparation of a monitoring report, to be submitted to the city within 30-60 days of the completion of grading.

Historic views of the subject property and building records are included in **Appendix B and D**.

Ownership and Occupancy History APN 121-110-01

Property ownership and occupancy was established through historical research, City Minutes provided by the City of Norco, the 2021 *VCS Environmental Phase 1 Environmental Site Assessment*, and email correspondence with local historian and Council Member Kevin Bash.

Between the 1920s and 1941, the property was under the ownership of Rex Clark, the founder of the City of Norco. In 1941, the United States Navy acquired the Norconian property. Between 1945 and 1946, three water wells were constructed on the subject parcel to serve the Naval Hospital Corona. In 1997 the city entered into a lease agreement with the State of California, Department of Corrections, to construct a three million gallon per day (MGD) iron and manganese treatment facility on two acres at the eastern end of the parcel. The entire parcel remained under the United States government's ownership until 2009 when it was transferred to the City of Norco.⁹⁶

Ownership and Occupancy tables are included in **Appendix C**.

Historic Property Appearance APN 121-110-03

The 2877 River Road property is located on Riverside County Assessor's Parcel No. 121-110-003. The property is situated on the Auburndale Tract directly south of the Santa Ana River, towards the west end of the Norco city boundaries. In 1968, the property was improved with the construction of the Tommy Dallape & Son, Inc. dairy. Prior to the construction of the dairy, the property was once part of the former Mexican rancho known as Rancho La Sierra Yorba. The subject property was located towards the far northeast end of the former rancho towards the border of Rancho La Sierra Yorba and Rancho La Sierra Sepulveda. The Rancho was granted to Bernardo Yorba by Mexican Governor Pio Pico in 1846. While Yorba never settled on the Rancho, the area was utilized for cattle grazing operations.

In 1887, the area was acquired by W. H. Jameson and his associates to create the Auburndale Colony and Townsite. Following the transaction, the area was subdivided on paper into rectangular parcels backed into central alleyways. Streets were laid out in a north-south and east-west orientation and named after the business owners and the agricultural crops they promoted. The subject parcel encompassed Blocks 43-50 of the Auburndale Colony and was located between River Street (now River Road), Main Street (no longer extant), Bluff Street, and Vine Street. Several roads shown on the original plat including Sycamore Street, Spruce Street, Pine Street, Hudson Street, and Gilbert Street do not appear to have been constructed. Towards the far north end of the subject property, the proposed right-of-way of the former Pomona, South Riverside & Elsinore Railway (P., S. R. & E.) intersected the parcel in a northwest-southeast orientation. Based on the original map of the town of Auburndale, a depot was planned to be located on the parcel in proximity to the railway. By 1888, the roadbed R.O.W. had been graded east of the Santa Ana River.⁹⁷ To facilitate trade through the area, a wagon bridge was constructed across the Santa Ana River, linking Auburndale and Riverside at an unidentified location. For the first two years, the townsite was promoted in newspaper publications as a promising agricultural community, however, it failed to materialize into a thriving new community with a local economy based on agriculture. As a result, track laying for the P., S.R. & E Railroad never came to fruition and the land that was sold was retained by buyers for investment purposes and later resold into smaller parcels or assembled into larger parcels. Between the 1890s into the early 20th century, the area was reported to have been used to cultivate dry-farming crops such as alfalfa, barley, wheat, and grain.⁹⁸ In 1904, the *Los Angeles Times* reported that an order was passed by the Board of County Supervisors to vacate most of the streets in the Auburndale townsite and to return much of the land back

into acreage.⁹⁹ There were several attempts to cultivate citrus, however, these efforts failed due to poor growing conditions in the local area.

By the 1920s, the area was acquired by Rex B. Clark, the founder of Norco. Clark transformed the struggling region into a thriving agricultural center with a local economy largely based on poultry operations. Much of the development that occurred around this time was located north of the subject property. In 1931, the property first appeared in historic aerials and appears to be undeveloped and void of any structures. By this time, the roads that once intersected the property (Sycamore Street, Spruce Street, Pine Street, Hudson Street, and Gilbert Street) are no longer visible. Although the tracks for the P., S.R. & E. Railway had never been laid, the outline of the roadbed was still visible. Much of the area remained undeveloped with some farming operations located west of the Santa Ana River.

Between 1939 and 1948, row crops were planted on over 75 percent of the parcel. The crops were likely alfalfa, barley, or wheat, which were common dry-farming crops that continued to have a presence in the area. Between 1953 and 1960, the row crops were removed.¹⁰⁰

In 1968, the parcel was acquired by Thomas "Tommy" J. Dallape of Los Angeles, California. Dallape commissioned the construction of a single-family residence with attached garage, milk parlor, warehouse / barn, and several ancillary structures, built by the Schaafsma Brothers, general contractors. In November of 1968, Dallape applied for two City of Norco building permits to construct a 2,213 sq. ft. single family residence with an attached 528 sq. ft. garage, a 770 sq. ft. milk parlor, and 1,032 sq. ft. barn (Permit No. 1090 and 1093). The project was valued at \$43,529.30. The dwelling was constructed in the Ranch architectural style. The building permits indicate that the home was constructed as a standard one-story residence, with an irregular floorplan atop a concrete foundation. The dwelling featured a stucco façade with wood-siding and a stone veneer, and a cross gabled roof topped with wood shake shingles. The fenestration likely consisted of aluminum sliding sash windows which was common in post 1950 dairy properties. The attached garage was connected to the main residence by a breezeway. The milk parlor was constructed in the "herringbone style" with a reinforced concrete exterior, a front and rear section separated by a breezeway, a roof topped with wood shake shingles, and a concrete foundation. The barn / warehouse featured a rectangular floorplan and was clad in corrugated sheet metal. Several ancillary structures / features were constructed directly behind the main residence and milk parlor and include pole structures, silos, corrals, a utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute.

Between 1968 and 1969, Mr. Dallape applied for several electrical and plumbing permits (Permit No. 0919, 0718, 0920, 0720, 1029, 0868). In March of 1969, a permit was submitted to construct a concrete masonry unit garden wall (Permit No. 1272). The building permit does not identify where the wall was constructed but it was likely built behind the main residence. In 1970, Mr. Dallape applied for a second permit to construct a concrete masonry unit garden wall (Permit No. 1668). Between 1977 and 1980, an addition was added to the south elevation of the warehouse / barn. A manufactured trailer was also added to the property along the north elevation of the warehouse / barn that first appears in a 1977 aerial. A permit was not identified for both additions. In 2004, a permit was submitted by Theresa Dallape, the wife of Mr. Dallape, to reroof the main residence (Permit No. 2004BD0108). The wood shake shingles were replaced with composite shingles. This was the last permit submitted for the subject property.

Over the years, the original fenestration on the main residence was removed and replaced with vinyl sliding sash units at an unidentified date. No other alterations or additions were identified on Riverside County Assessor's Parcel No. 121-110-003.

Historic views of the subject property and building records are included in **Appendix B and D**.

Ownership and Occupancy History APN 121-110-03

Property ownership and occupancy was established through historical research, building permits, and the 2021 *VCS Environmental Phase 1 Environmental Site Assessment*. Prior to 1968, ownership of Riverside County Assessor's Parcel No. 121-110-003 was not identified.

In 1968, Riverside County Assessor's Parcel No. 121-110-003 was first identified under the ownership of Mr. Thomas "Tommy" Joseph Dallape, of Los Angeles. Born in 1911 in Los Angeles, California, Mr. Dallape was the son of Italian immigrants, Luigi "Louis" Dallape and Teresa Baroldi, who emigrated to the United States in the early 1900s.¹⁰¹ The Dallape family was one of over three million Italian immigrants who passed through the gates of Ellis Island during the first two decades of the 20th century, anxious to find work in America's booming economy.¹⁰² The vast majority of Italian immigrants were from rural southern Italy, with a small percentage immigrating from northern Italy. Following their arrival, Italian immigrants formed close-knit communities and became one of the country's major ethnic groups.

Louis Dallape was a farmer from the Trentino-Alto Adige region in northern Italy, near the border of Liechtenstein, Switzerland, and Austria.¹⁰³ In 1907, with \$30 in his possession, Louis immigrated to the

United States on board the *SS La Bretagne*, a steam ocean liner built under the French government in 1886.¹⁰⁴ Between 1907 and 1909, Louis traveled to and from Italy, where he would eventually marry Teresa Baroldi in Stravino, Italy on November 28, 1908.¹⁰⁵ Two years later, Teresa Baroldi Dallape arrived in the United States onboard the *SS La Gascogne*.¹⁰⁶ By 1911, the Dallape family relocated west to Los Angeles, California, where Mr. Dallape found employment as a farmer in the dairy industry.¹⁰⁷ It was there that Mr. and Mrs. Dallape would give birth to their only son and daughter: Thomas J. Dallape (b. 1911) and Adelina Dallape (b. 1912).¹⁰⁸

Following their arrival, the Dallape family settled in the present-day City of Carson, located within proximity of the area coined as the Dairy Valley.¹⁰⁹ The Dairy Valley was once considered the center of dairy operations in Southern California. Many of the early dairy properties in Southern California were operated by immigrants of Dutch or Portuguese ancestry, with a small percentage belonging to other ethnic groups such as Italians, Swiss, and French Basque farmers.

During this time, much of the early Italian immigration that occurred in California largely followed the economic development of the State. On the west coast, Italian immigrants had some advantages over their compatriots who settled on the east coast. In California, Italians found a growing and extremely diversified economy.¹¹⁰ Many initially worked in agriculture and later expanded into fishing, mining, logging, railroad construction, food processing, and manufacturing.¹¹¹ This provided Italians with several employment options, rather than confining them to construction and factory work as in East and Midwest.

For much of the 1920s, Louis Dallape was employed in the local dairy industry, eventually branching out and establishing his own dairy business.¹¹² By the 1940s, Thomas J. Dallape began working at his father's dairy farm once listed in city directories at 25209 Doble Avenue in Harbor City, Los Angeles.¹¹³ He later served as manager of the Dallape Dairy in Santa Ana, California.¹¹⁴ In 1939, Thomas Dallape was married to Teresa M. Zivelonghi, the daughter of Italian immigrants who emigrated to the United States in 1911.¹¹⁵ Like the Dallape family, Teresa's father Antonio was also a local dairyman who worked in the present-day City of Norwalk, east of the Cities of Bellflower and Paramount.¹¹⁶ Together Thomas and Teresa Dallape had three children, Thomas G. (b.1939), Annette T. (b.1942), and Carol A. (b.1944).¹¹⁷

By the 1950s, Southern California experienced a population boom that contributed to uncontrolled urban sprawl following World War II. Consequently, it led to the urbanization of several dairy communities located

in the Los Angeles Basin. Many dairy farmers were forced to relocate east into the Chino Valley and the surrounding area where they could find more land at an affordable price.¹¹⁸

In 1968, Thomas J. Dallape acquired the over 24-acre property located at 2877 River Road, identified as Riverside County Assessor's Parcel No. 121-110-003, in the City of Norco. Following the transaction, Thomas established the Tommy Dallape & Son, Inc., dairy farm, with his only son, Thomas G. Dallape. Between the 1970s and 1980s, they would go on to enter several dairy competitions at county fairs, winning both gold and silver awards. The property remained under Thomas J. Dallape's ownership until his death in 1997.¹¹⁹ Following his passing, the property was transferred to his wife Teresa and his son Thomas G. Dallape.

Thomas G. Dallape was born on March 27, 1939, and was married to Diane L. Hunicutt in 1963.¹²⁰ In 1967, the couple had a son, Thomas N. Dallape. Today, the property is under the ownership of Thomas G. Dallape, Diane L. Dallape, and TACRD Investments.¹²¹

Ownership and Occupancy tables are included in **Appendix C**.

Figure 2. Riverside County Assessor's Parcel No. 121-110-01

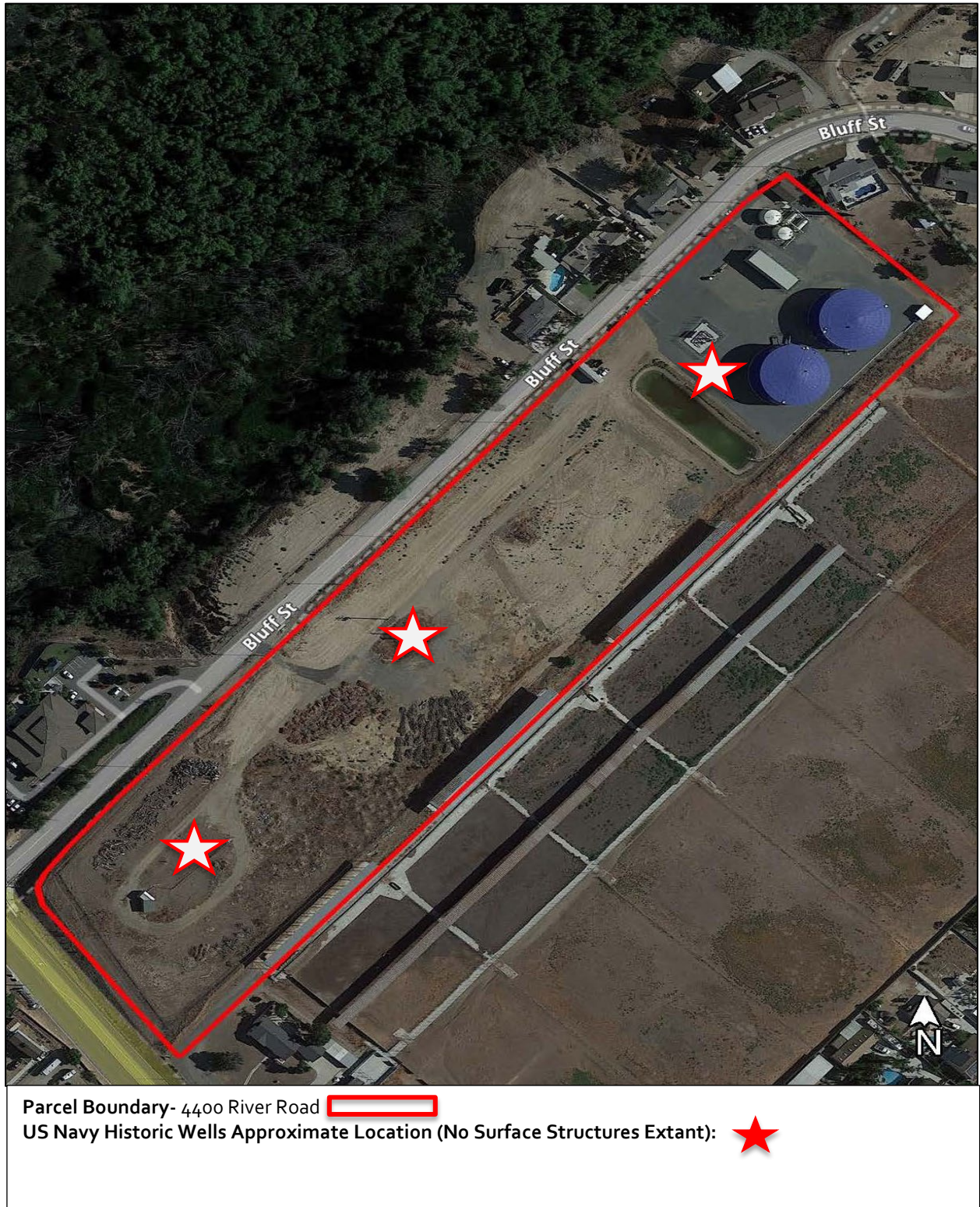


Figure 3. Riverside County Assessor's Parcel No. 121-110-03



Building A: 2877 River Road, Single-family residence, 1968.

Building B: 2877 River Road, Milk Parlor, 1968

Building C: Warehouse / Barn, 1968

Parcel Boundary: 

VI. ARCHITECTURAL OVERVIEW

2877-4400 River Road | Architectural Description

The subject project area consists of two parcels listed as 2877-4400 River Road and identified as Riverside County Assessor's Parcel No.'s 121-110-001 and 121-110-003. Parcel No. 121-110-001 consists of three US Navy wells that were constructed in 1945-1946. Parcel No. 121-110-003 consists of three historic-era buildings: a single-family Ranch style residence with an attached garage, a "herringbone style" milk parlor, and a warehouse / barn. The buildings are sited on a rectangular parcel, approximately 24.65-acres in size, on Riverside County Assessor's Parcel No. 121-110-003. Several ancillary structures / features are located directly behind the buildings which include pole structures, corrals, wells, concrete cattle loading chute, and a utility shed. The surrounding area is composed of a light residential neighborhood, with single-family housing sited on parcels ranging between 0.46 to 0.50 acres in size and commercial use properties located along River Road. All three buildings were constructed by the Schaafsma Brothers, general contractors. The architectural description for all three buildings and supporting structures located on the property are listed below. A description of Parcel No.121-110-001 is also included.

1. Ranch Style- 1968

Constructed in 1968, the single-family residence located on the property was constructed in the Ranch architectural style with some characteristics of Northern European (Dutch) influence. The residence is located directly north of the milk parlor and warehouse / barn. The one-story dwelling has an irregular floorplan, an asymmetrical façade, and is sited on a concrete foundation. The cross-gabled roof is moderately pitched, with moderate eave overhang, boxed eaves, and topped with composite shingles. The exterior is clad in stucco painted gray, with white accent trim on the windows and doors. Visible identifying characteristics of the Ranch style with Northern European influence include: a one-story floor plan, horizontal massing, a cross-gabled roof with moderate eave overhang, two-car garage attached by a covered breeze port, box windows, a shed roof supported by curved knee brackets, and a stucco façade with wood and stone siding.

The primary (west) elevation faces River Road and the private asphalt road that provides access to the property. The elevation is mostly clad in stucco with horizontal wood siding and stone veneer along the lower span of the elevation. A concrete pathway extends east from the asphalt road to provide access to an off-centered main entryway. The main entryway is recessed below the main roofline and features a panel wood door. To the right of the main entryway is a box window, clad in horizontal wood siding, with vinyl

sliding sash units. To the left of the main entryway is a large picture window. The far north end of the elevation extends outward from the main body of the dwelling and features a gabled roof, a shed roof supported by two curved wood knee brackets, and two vinyl sliding sash units.

The north elevation faces Assessor's Parcel No.121-110-001. The elevation features a stucco façade, differing rooflines with moderate eave overhang, and has minimal ornamentation and detailing. The south elevation faces the milking parlor and features two box windows, a stucco façade and moderate roof overhang. A covered breeze port is located towards the far east end of the elevation and connects to the two-car garage.

The rear (east) elevation faces a small, enclosed patio and the pole structures located on the property. The elevation has an asymmetrical façade, is clad in stucco, and features vinyl sliding sash window units and sliding glass doors. The far south end of the elevation extends outwards from the main body of the dwelling and features a gable roof, a small aluminum sliding sash window, and a flush door painted in gray. To the right of the bump out, are two vinyl sliding glass doors and concrete steps, and two vinyl sliding sash windows. To the far north end of the elevation is a single vinyl sliding sash window.

The attached two-car garage located towards the east elevation faces the milk parlor. The garage features two paneled overhead doors, a gabled roof with moderate eave overhang, topped with composite shingles, and a stone veneer along the lower span of the west elevation.

2. Milk Parlor, 1968

Constructed in 1968, the milk parlor located on the property is a "herringbone style" parlor and features some characteristics in the Ranch architectural style with some Northern European influences. The parlor is flanked to the north by the single-family residence and to the south by the warehouse / barn. The one-story parlor has a rectangular floorplan, an asymmetrical façade and is sited on a concrete foundation. The front gabled roof is high pitched with a moderate eave overhang and topped with wood shingles on the front and metal sheeting to the rear. The exterior has concrete walls painted gray with a stone veneer along the lower span of the main elevation. The milk parlor is divided into two sections, which includes a front section that houses the milk storage / cooling tanks, and the rear section consists of the two lines of stalls flanking a central alley. Visible characteristics in the Ranch style with Northern European influences include: a stone veneer along the lower span of the building, large aluminum windows, and a "pyramid" roof design.

The primary (west) elevation of the milk parlor faces River Road and the private asphalt road that provides access to the property. A concrete circular driveway is located in front of the parlor, which was utilized by large semi-trucks to enter and exit the premises. The elevation is dominated by the high pitched “pyramid” roof design. A stone veneer extends along the lower span of the elevation. The off-centered main entryway once featured aluminum glass doors that are no longer attached. To the right and left of the main entryway are two large aluminum multi-pane fixed windows.

The north elevation faces the single-family residence. The elevation has an asymmetrical façade and features a concrete façade painted in gray, aluminum multi-pane windows, and a rear and front section divided by a breeze port. The far east end of the elevation is the rear section of the parlor which once housed the equipment that was utilized to milk the cows. This section features a concrete façade painted in gray and louvered shutters for ventilation, and a gabled roof topped with metal sheeting. The south elevation faces the warehouse / barn and is similar in appearance to the north elevation. The far west end of the elevation features an industrial overhead door and a single aluminum multi-pane window. Ancillary features are visible along this elevation and include two metal silos and cylindrical metal tank.

The rear (east) elevation faces an enclosed concrete feature and was likely the area where cows were held and washed prior to entering the parlor. The elevation is mostly obscured by the concrete feature and has minimal ornamentation and detailing.

3. Warehouse / Barn, 1968

Constructed in 1968, the warehouse / barn located on the property is a simple utilitarian structure with minimal ornamentation and detailing. The structure is located directly south of the milk parlor. The exterior and roof is clad in corrugated sheet metal. The barn features an overhead door, flush doors, and a single vinyl sliding sash window located on the rear (east) elevation. The south elevation appears to be an addition that was attached to the existing structure between 1977 and 1980. The addition first appears on a 1980 aerial of the surrounding area.¹²² Along the north elevation is a manufactured trailer that first appears in a 1977 aerial. The manufactured trailer may have served as an additional residence or office.

4. Ancillary Structures / Features

Several ancillary structures / features associated with dairy operations are located on the subject property and were constructed in 1968. Ancillary structures include pole structures, silos, corrals, utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute. These resources are laid out

behind the main residence and milk parlor and aligned in a geometrically perpendicular spaced fashion. Several corrals are visible throughout the property. A partially open utility shed is located east of the warehouse / barn. The shed is clad in corrugated sheet metal siding and roofing. There are three individual pole structures located to the far north end of the parcel approximately 200-feet in length, and one long pole structure approximately 1,000-feet in length. The pole structures are made of wood and consist of a series of evenly spaced large poles that support a gable or a flat roof and are topped with corrugated sheet metal. The number of pole structures may reflect the size and productivity of the dairy operations. The purpose of these structures was to shelter the cattle from the sun and to cover stacks of hay or house farm equipment. In post 1950 dairy properties, pole structures are almost always located directly behind the milk parlor and residence. Two large metal silos are located towards the south elevation of the milk parlor. A concrete cattle-loading chute is located directly behind the main residence.

5. Riverside County Assessor's Parcel No. 121-110-001

The 4400 River Road property identified as Riverside County Assessor's Parcel No. 121-110-001 is located directly north of the Dallape dairy property and was previously owned by the United States Navy and later acquired by the City of Norco. The parcel is approximately 12.59 acres in size and is mostly undeveloped.

Up until a short time ago, the three well sites were essentially intact as constructed. There appears to have been some modification to the surface aspects of the wells from ca. 2015 to the present. Prior to that time the wells were in operation to serve the navy hospital until its final closure in 1957 and their use continued for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center. It is unclear when use was discontinued for the purposes of irrigation and began to be used as potable water.

Refer to **Appendix B** for the property's Residential Building Records. Current views and property maps of the subject property are included in **Appendix A** and **D**. Ownership and occupancy tables are included in **Appendix C**.

VII. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

The 2877-4400 River Road property located on Riverside County Assessor's Parcel No. 121-110-001 and 121-110-003, were analyzed for historical and architectural significance under the eligibility criteria of the Local Register and the CRHR. These eligibility criteria establish a threshold under which a property may be determined to meet the definition of an historical resource for the purposes of CEQA and the local planning and development discretionary review process and inform the local designation request. Maps delineating the subject property, with all built environment improvement locations depicted, are included as **Appendix E** as part of the DPR 523 site form.

CRHR / Local Register Eligibility Review

CRHR Criterion 1 / Local Criterion A: *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; Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.*

CRHR Criterion 1 is equivalent to Local Register Criterion A. The subject property consists of two parcels listed as 2877-4400 River Road and identified as Riverside County Assessor's Parcel No.'s 121-110-001 and 121-110-003. The 2877 River Road property contains the former Tommy Dallape & Son Inc. dairy farm which includes: a single-family residence constructed in the Ranch style, a milk parlor, a warehouse / barn, and ancillary structures associated with dairy operations all constructed in 1968. The 4400 River Road property consists of three historic-era US Navy wells constructed in 1945-1946.

Under CRHR Criterion 1 / Local Register Criterion A, the Dallape property does not reflect a special element of the City of Norco's cultural, architectural, aesthetic, economic, social, and engineering history.

Constructed in 1968, the Dallape dairy farm was one of the few that were constructed in the City of Norco. Much of the early dairy operations that occurred in Southern California were concentrated in the Los Angeles Basin in an area known as the "Dairy Valley." By the 1950s, the population boom that occurred following World War II led to the urbanization of several dairy communities located in the Dairy Valley. As a result, dairy farmers were forced to relocate east, into areas such as the Chino Valley, Ontario, and Corona, where land was readily available and affordable. Although dairy operations played a significant role in the

local economy and development of the Dairy Valley cities, they did not play a major role in the agricultural development and local economy of the City of Norco. For this reason, Urbana has not found the Dallape property eligible under CRHR Criterion 1 / Local Register Criterion A.

Under CRHR Criterion 1 / Local Register Criterion A, the setting of the former US Naval property listed as 4400 River Road (Riverside County Assessor's Parcel No. 121-110-001), has undergone such significant changes that researchers could only provide an approximate location of the former wells. Demolition has resulted in a complete loss of character defining features connecting the Navy Wells resource to its 1940s and 1950s association with the Naval Hospital Corona. The presence of water has always been significant to the development of the Norconian resort from the discovery of the hot springs in 1924, to the development of the resort from 1929 to 1941, and in later years to the Naval Hospital Corona from 1941 to 1957. The hot springs wells and Pump House West are a key part of the "creation story" of the Norconian resort as described in the Lake Norconian Club National Register nomination (listed 2000).¹²³

While these 1924-era Norconian wells were adjacent to the Navy well parcel, now City parcel 121-110-001, the Norconian Property Historic Resources Survey from 2015 and a Cultural Resources Assessment from 2018 did not find the now demolished Navy Wells eligible under any criterion due to their distance from the Norconian and lack of distinctive architectural features.¹²⁴

The Navy wells, constructed in 1945-1946 to improve the water supply for the Naval Hospital Corona, were a key to the continued development and success of the hospital's mission. The hospital, in turn, was significant to the development of Norco. As such, the Navy wells on the subject property could be classified as a "special element" of Norco's history if they retained integrity. Because the resources have been demolished and lack all seven aspects of integrity, the wells can no longer convey the character defining features of their significance.

The theme of water was identified as an important context in the 1946-1966 study of Norco, although the water supply for the Naval Hospital Corona was not discussed in that document. The wells were discussed in the 2015 study of the Naval Hospital that covered the hospital era from 1941 to 1957 and the Guided Missile and RDT&E era from 1951 to the present. The 2015 study was used as the basis for a draft 2016 amendment to the Lake Norconian Club historic district that was approved by the California State Historical Resources Commission (SHRC) on February 2, 2018. The expanded area has not yet been entered into the National

Register because the Navy federal preservation officer has not forwarded the nomination approved by the SHRC to the Keeper of the National Register.¹²⁵

The 2015 and 2016 studies did not cite or include the wells as potential contributors to an expanded historic district. They were omitted because of their distance from the heart of the already-listed Norconian property. The 2015 report noted: "because of the remote location of these wells and the lack of distinctive architectural features, these wells are not listed as district contributors." The 2016 draft amendment did not mention architectural features. In reference to the three non- adjacent naval reserves (sewage treatment plant, covered reservoir, and wells), the 2016 document noted: "these facilities were all established on separate properties outside the contiguous boundary of the NHC and are not included in the expanded Historic District."¹²⁶

Because of lack of integrity, the Navy wells property is not historically significant under CEQA Criterion 1 and Local Register Criterion A.

CRHR Criterion 2 / Local Criterion B: *Associated with the lives of persons important to local, California, or national history.*

Under CRHR Criterion 2 / Local Register Criterion B, the 2877-4400 River Road property is not associated with persons, a business use, or events significant in local, state, or national history. Therefore, the property is not eligible under CRHR Criterion 2 / Local Register Criterion B.

CRHR Criterion 3 / Local Criteria C and D: *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or is a valuable example of the use of indigenous materials or craftsmanship (C) or represents the work of a notable builder, designer or architect (D).*

CRHR Criterion 3 is equivalent to Local Register Criterion C and D. Under Local Register Criterion C, the Dallape property exhibits some standard characteristics visible in post 1950 dairy properties. Post 1950 dairy properties typically had at least one residence built in the Ranch architectural style with a garage attached by a covered breezeway or to the main dwelling. Larger Ranch-style residences were often designed by architects or prominent builders. Several Ranch style dwellings during this period also exhibit Mediterranean (Portuguese) or Northern European (Dutch) characteristics. Many of the early dairy properties in Southern

California were operated by immigrants of Dutch or Portuguese ancestry and influenced the way Ranch style residences were designed. Milking parlors were constructed in the “herringbone” style and designed in a similar fashion and color scheme as the residence. Circular driveways were positioned in front of the milking parlor to allow large semi-trucks to enter and exit the premises. The property type also had several ancillary structures which included large silos, large milk storage tanks, breeding stalls, calf stalls, utility sheds, rows of stanchions, grain bins, and pole structures, and a huge expanse of open space behind dairy buildings. A sign was typically displayed in front of the property to exhibit dairy farmers membership with certain dairy associations. The average size of a dairy farm was approximately 40-acres or more.

The Tommy Dallape & Son Inc., dairy farm is a 24.65-acre property that was constructed in 1968 and includes: a single-family residence, a milk parlor, a warehouse / barn, and ancillary structures associated with dairy operations. Both the single-family residence and the milk parlor exhibit characteristics in the Ranch architectural style, with some Northern European (Dutch) influences. The residence was constructed as a standard Ranch style dwelling and features curved wood brackets supporting a shed roof on the main elevation and two box windows that are typical Northern European features visible in other post 1950 properties. The milk parlor is a modest “herringbone style” parlor that features a “pyramid” style roof, a common Northern European characteristic. Several ancillary features are visible throughout the property and include: a warehouse / barn, pole structures, silos, corrals, utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute. The buildings are essentially unchanged since construction in 1968, except for the addition to the milk barn. The property has deteriorated since the dairy closed in 2010.

The Dallape subject property is a typical example of a late post 1950 dairy farm, the structures and features visible on the property are considered common. The buildings are not considered architecturally significant under the evaluated criterion. For this reason, the subject property has been found not eligible under CRHR Criterion 3 / Local Register Criterion C.

Under CRHR Criterion 3 / Local Criterion C, because the former US Navy wells have been demolished and lack all seven aspects of integrity, they can no longer convey the character defining features of type or method of construction. The location of the wells, adjacent to the earlier Norconian well field, once linked the engineering of the two eras. The design of three wells, one of which was planned to be left in reserve in case of failure of the other wells, gives an indication of how engineers and hydrologists approached the water needs of an important single facility such as a military hospital. The continuity of the site for use as a

water source by the City of Norco until the present links the wells to a more recent period and method of construction. The wells were in operation to serve the Navy hospital until its final closure in 1957; however, use continued for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center.¹²⁷ For its complete loss of distinctive characteristics of a period and method of construction, it appears the Navy wells property is not historically significant under CEQA Criterion 3 and Local Register Criterion C.

Under CRHR Criterion 3 / Local Register Criterion D, the US Navy wells and the dairy farm buildings were not identified as the work of a notable builder, designer, or architect. The Dallape dairy farm was constructed by the Schaafsma Brothers, General Contractors. The company was founded in 1949 by brothers, Charlie, Thomas, Peter, and John Schaafsma. Between 1949 and the 1980s, the company constructed several dairies throughout Southern California, in the area known as the Dairy Valley, which included the cities of Torrance, Paramount, and Artesia. The company also constructed within the Counties of Riverside, San Bernardino, Tulare, and Kern, including the Chino Valley. The Schaafsma brothers were of Dutch ancestry and likely constructed dairies that exhibited some Northern European characteristics that are similar to the features visible on the subject property. The Schaafsma Bros. building company designs were utilitarian and are not considered the work of a notable builder. Therefore, the 2877-4400 River Road property is not eligible under CRHR Criterion 3 / Local Register Criterion D.

CRHR Criterion 4 / Local Criterion G: *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

The focus of this report is to determine whether existing buildings and structures on the site meet the definition of a historical resource. Research and analysis of the existing buildings and structures on the subject parcels have not yielded information important in history or prehistory. Although the Navy wells parcel (121-110-001) may contain subsurface remains of the wells and pipes, it is unlikely that subsurface investigations will yield important information. The property is not eligible under CRHR Criterion 4 / Local Criterion G.

Local Register Criterion E: *Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City.*

The subject parcels do not have a unique location or singular physical characteristic representing an established and familiar visual feature of the neighborhood, community, or the City. Additionally, the property is not located within the boundaries of a registered historic district. For this reason, Urbana determined the subject property is not eligible under Local Register Criterion E.

Local Register Criterion F: *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The subject parcels do not reflect significant geographical patterns, or a distinctive example of a park or community planning. Therefore, the property is not eligible under Local Register Criterion F.

Integrity

Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate its historic significance. To retain historic integrity, a resource will possess several, and usually most, of the following seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Additions over time to a resource or changes in its use may themselves have historical, cultural, or architectural significance.

The 2877 River Road property (Riverside County Assessor's Parcel No. 121-110-003) has not been found to be individually eligible for designation under any of the established criteria. Further analysis of these structures is not merited.

Due to loss of integrity, the Navy wells located at the 4400 River Road property (Riverside County Assessor's Parcel No. 121-110-001) have not been found individually eligible for designation under CEQA criteria or local register criteria. The wells were previously mentioned in the 2015 *Norconian Property Historic Resources Survey and Evaluation* report. The 2015 report noted: "amazingly, after 87 years, the wells are still in place, although not all are in working order and none are producing potable water. At least one well is being used to supply reclaimed water for landscape irrigation." The 2015 report noted that the Navy apparently retained control over the operation of the wells "until the spring of 2015 when they were turned over to the City of Norco."¹²⁸

Recently, within the last seven years (since 2015), it appears that some of the surface manifestations of the wells have been removed. City records indicate that one well was demolished as part of the Bluff Street pump station and reservoir project in 2020. It appears that the demolished well was one of the three installed by the Navy in 1945-1946.¹²⁹ Figure 2 shows the presumed location of the demolished well on the Bluff Street pump station and reservoir parcel.

While it appears that the below-ground infrastructure of two of the three wells may remain in place, it is unlikely that subsurface investigations will yield important information. The wells no longer maintain sufficient integrity to document an important association with special elements of Norco's history. Not enough of the design and infrastructure of the wells remain to demonstrate that they are significant as a type, period, or method of construction.

Two of the Navy wells could maintain integrity of location since they are in their original drilled site. However, they have lost integrity of setting since the appearance of the parcel has been compromised by the removal of surface features. The remaining two wells lack integrity of design, materials, and workmanship since the physical aspect of the wells have been removed. Because the construction of the updated and enlarged Bluff Street pumping plant separates the remaining wells from their link to the Naval Hospital, they no longer maintain association with the Naval Hospital Corona.

The Navy wells located at the 4400 River Road property (Riverside County Assessor's Parcel No. 121-110-001) have lost integrity under nearly all the seven measurable aspects. Accordingly, the property does not retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. The Navy wells have lost the ability to convey significance. Due to loss of integrity, The Navy wells are not considered eligible for listing on the CRHR or the local register.

Regulatory Conclusions

The structures located at 2877 River Road (Riverside County Parcel No. 121-110-003) do not meet the definition of a historic resource pursuant to CEQA Guidelines Section 15064.5, and the definition of an historic resource pursuant to the City of Norco Municipal Cultural Resource Code (Title 20.15.010). Because the 2877 River Road property has been found ineligible for listing to the Local Register and the CRHR and does not meet the definition of historical resources pursuant to Section 15064.5 of the CEQA Guidelines, no built environment historical resources would be impacted within the parcel Area of Potential Effect (APE).

Due to loss of integrity, The Navy wells are not considered eligible for listing on the CRHR or the local register. The former US Navy property, identified as 4400 River Road (Riverside County Assessor's Parcel No. 121-110-001), has not been found eligible. Because the 2877 River Road property has been found ineligible for listing to the Local Register and the CRHR and does not meet the definition of historical resources pursuant to Section 15064.5 of the CEQA Guidelines, no built environment historical resources would be impacted within the project's Area of Potential Effect (APE).

The proposed project entails a lot split of Riverside County Assessor's Parcel No. 121-110-001 that would remove the city's Bluff Street pump station and reservoir into a separate parcel. This would allow the subsequent construction of a planned residential community on a separate parcel at the location of the former Navy wells.

Given that subsurface remains of the wells and pipes may exist on site, it is recommended that monitoring of construction activities take place. It is recommended that archaeological monitoring during construction by a qualified archaeologist or historian, meeting Secretary of the Interior's Historic Preservation Professional Qualifications Standards for archaeology (36 CFR, Part 61). The purpose of the monitoring is to provide specialist input during construction activities to ensure historic remains still present are identified and documented before they are destroyed by construction work. If artifacts and features are discovered as part of construction work, it is recommended the archaeological monitor document them using Global Positioning System (GPS) units at sub-meter accuracy and color photography (minimum 600 dpi resolution). A report of any such features will then be submitted as part of a final report to the city.

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⁷² *Ibid.*

⁷³ *Ibid.*

⁷⁴ Three dairies were identified in the 2021 Phase I ESA / VCS Environmental Report: 2710 River Road, 2699 River Road Double "D" Dairy, and 2877 River Road Dallape Dairy.

⁷⁵ *Chino Champion*, August 10, 1977.; *Chino Valley News*, August 15, 1979.; *Chino Champion*, August 17, 1980.; *Los Angeles Times*, January 26, 1989.

⁷⁶ HistoricAerials.com.

⁷⁷ *Modesto Bee*, April 24, 2007.

⁷⁸ *Modesto Bee*, April 24, 2007.

⁷⁹ *Chino Champion*, August 14, 1997.

⁸⁰ Ancestry.com. *New York, U.S., Arriving Passenger and Crew Lists (including Castle Garden and Ellis Island), 1820-1957* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

⁸¹ New Colony

⁸² Year: 1930; Census Place: *Norwalk, Los Angeles, California*; Page: 2A; Enumeration District: 1192; FHL microfilm: 2339902.

⁸³ New Colony

⁸⁴ City of Ontario, *Historic Context for the New Model Colony Area* (CA: Ontario Planning Department, 2004).

⁸⁵ *Ibid.*

⁸⁶ *Ibid.*

⁸⁷ *Ibid.*

⁸⁸ U.S. Geological Survey, *Corona North, CA.*, 1967 ed., photorevised 1973, scale 1:24,000, 7.5 Minute Series (Topographic) (Reston, Va.: USGS, 1975), accessed August 25, 2022, <https://ngmdb.usgs.gov/topoview/viewer/#4/39.98/-100.06>.

⁸⁹ Letter, Vice Admiral Ross McIntire to Representative Carl Vinson, 6-25-1945; Letter, Representative Carl Vinson to Vice Admiral Ross McIntire, 6-27-1945 (copies provided by Kevin Bash, original at National Archives).

⁹⁰ Copy of photo provided by Kevin Bash, original at Sea Bee Museum and Archives, Port Hueneme, California: SP-10948, U.S. Naval Hospital, Corona, California, 28 February 1946, Three Drilled Water Wells Showing Excavated Pipe Line.

- ⁹¹ Beth Groves, *City of Norco Staff Report RE: Acceptance of Parcel D, Assessor's Parcel Number (APN) 121-110-001-5* (City of Norco, October 7, 2009).
- ⁹² Bill Wilkman, *Norconian Property Historic Resources*, 149.
- ⁹³ Chad Blais, *City of Norco Staff Report RE: Acceptance of Bids and Award of Contract for the Bluff Street Pump Station and Reservoirs 8 and 9 Project* (City of Norco, November 6, 2019).
- ⁹⁴ City of Norco, City Council Regular Meeting Minutes Excerpt – Item 6C, January 15, 2020.
- ⁹⁵ Email correspondence with Bill Wilkman, 2022.
- ⁹⁶ Groves, *Staff Report*, 2009.
- ⁹⁷ "Pomona to South Riverside," *Riverside Daily Press and Tribune*, April 20, 1888.; "Another Source," *Los Angeles Herald*, July 31, 1888.; "Pomona and Elsinore Prospects," *Riverside Daily Press and Tribune*, January 19, 1889.
- ⁹⁸ "Chino Beet Crop," *Riverside Enterprise*, June 22, 1897.
- ⁹⁹ "Spoiling Townsite Scheme," *Los Angeles Times*, March 11, 1904.; "Corona," *Los Angeles Times*, July 13, 1904.; "Important Bulletin by Riverside Pomologist," *Los Angeles Herald*, March 3, 1905.
- ¹⁰⁰ Frame Finder January 1, 1953, axm-1953b_7k-23.tif; May 1, 1960, c-23870_2652.tif.
- ¹⁰¹ National Archives at Riverside; Riverside, California; NAI Number: 594890; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21
- ¹⁰² Stephen C. Puleo, *From Italy to Boston's North End: Italian Immigration and Settlement, 1890 and 1910* (BA: University of Boston, 1994).
- ¹⁰³ Year: 1920; Census Place: *Los Angeles Assembly District 71, Los Angeles, California*; Roll: T625_105; Page: 10A; Enumeration District: 481
- ¹⁰⁴ Year: 1907; Arrival: *New York, New York, USA*; Microfilm Serial: T715, 1897-1957; Line: 22; Page Number: 98.
- ¹⁰⁵ Year: 1920; Census Place: *Los Angeles Assembly District 71, Los Angeles, California*; Roll: T625_105; Page: 10A; Enumeration District: 481
- ¹⁰⁶ National Archives at Riverside; Riverside, California; *Petitions for Naturalization, U.S. District Court for the Central District of California (Los Angeles), 1940-1991*; NAI Number: 594890; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21.
- ¹⁰⁷ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.; Year: 1920; Census Place: *Los Angeles Assembly District 71, Los Angeles, California*; Roll: T625_105; Page: 10A; Enumeration District: 48.; Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
- ¹⁰⁸ Year: 1930; Census Place: *Los Angeles, Los Angeles, California*; Page: 41A; Enumeration District: 0578; FHL microfilm: 2339889.
- ¹⁰⁹ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
- ¹¹⁰ Raymond A. Mohl and Neil Betten, *Urban America in Historical Perspective* (NY: Weybright and Talley, 1970).
- ¹¹¹ *From Italy to California: Italian Immigration 1850 to Today*, Museo Italo Americano (CA: Museo Italo Americano, 2022).
- ¹¹² Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
- ¹¹³ *Wilmington Daily Press Journal*, November 29, 1945.
- ¹¹⁴ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
- ¹¹⁵ Ancestry.com. *California, U.S., County Birth, Marriage, and Death Records, 1849-1980* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2017.
- ¹¹⁶ Year: 1930; Census Place: *Norwalk, Los Angeles, California*; Page: 8A; Enumeration District: 1195; FHL microfilm: 2339902
- ¹¹⁷ United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: 29; Residence Date: 1950; Home in 1950: *Downey, Los Angeles, California*; Roll: 4636; Sheet Number: 31; Enumeration District: 19-459
- ¹¹⁸ Ibid.

¹¹⁹ Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

¹²⁰ Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

¹²¹ ParcelQuest.com

¹²² Historic Aerials.com

¹²³ Pamela Ensley, Knox Mellon, and Pam O'Connor, *Lake Norconian Club National Register Nomination* (Norco, CA: Mellon & Associates, 1998), Section 8, page 2.

¹²⁴ Bill Wilkman, *Norconian Property Historic Resources*, 149; BCR Consulting, *Cultural Resources Assessment*, 8-9.

¹²⁵ Bill Wilkman, *Historic Resources Context Statement, 1946-1966*, City of Norco, Riverside County, California (Riverside, CA: Wilkman Historical Services, October 2012), 14-22; 36-37; Bill Wilkman, *Norconian Property Historic Resources*, 148-149 and 153; Bill Wilkman, *Lake Norconian Club Historic District (Amendment)* (Riverside, CA: Wilkman Historical Services, 2016), Section 8, Page 8 and Section 9, Page 208.

¹²⁶ Bill Wilkman, *Norconian Property Historic Resources*, 149; *Historic District (Amendment)*, Section 8, Page 8.

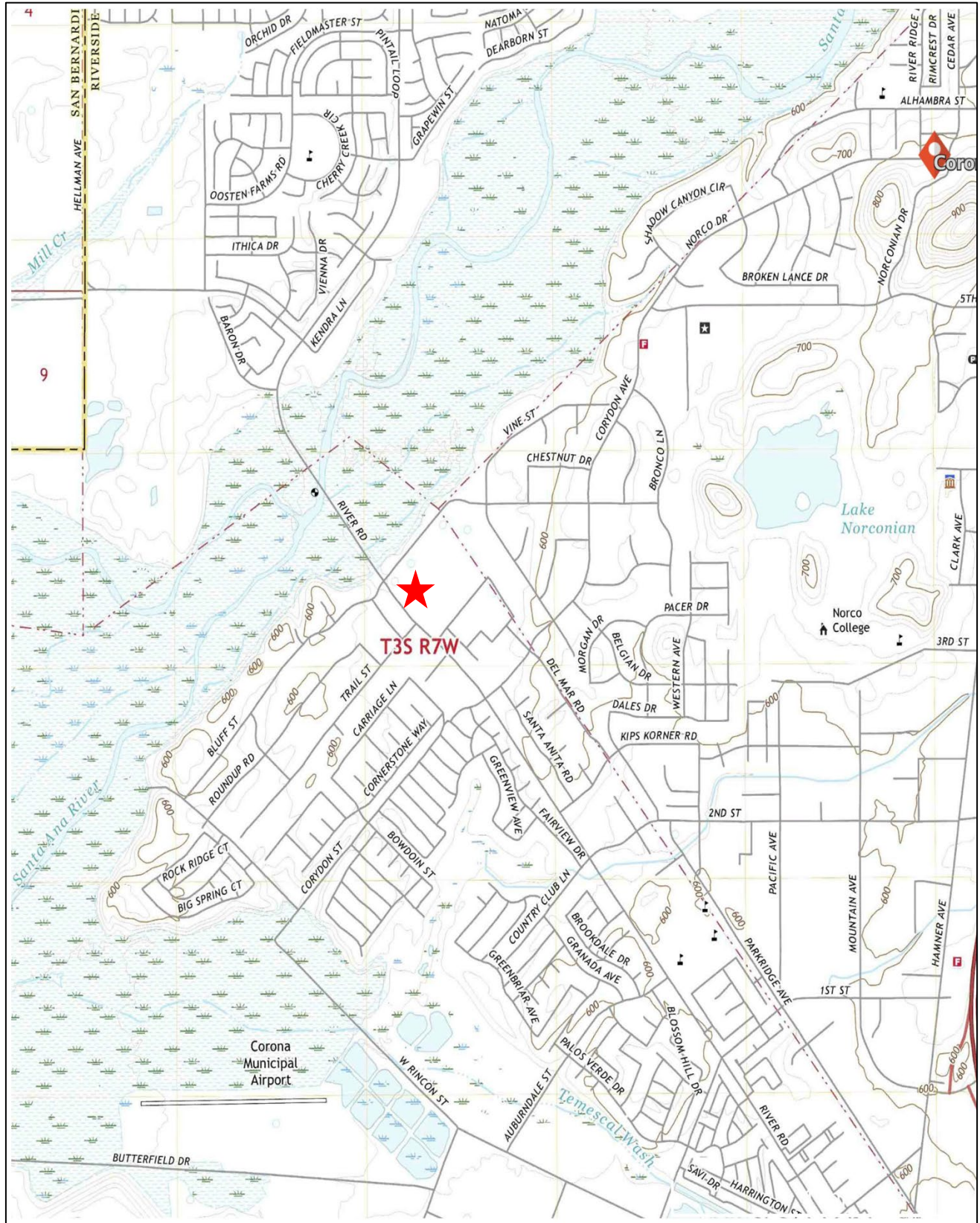
¹²⁷ For the well redundancy specification, see B. Lenhart, *Memo to Head, Hospital Division*, 6-7 1945 (copy provided by Kevin Bash, original at National Archives).

¹²⁸ Bill Wilkman, *Norconian Property Historic Resources*, 149.

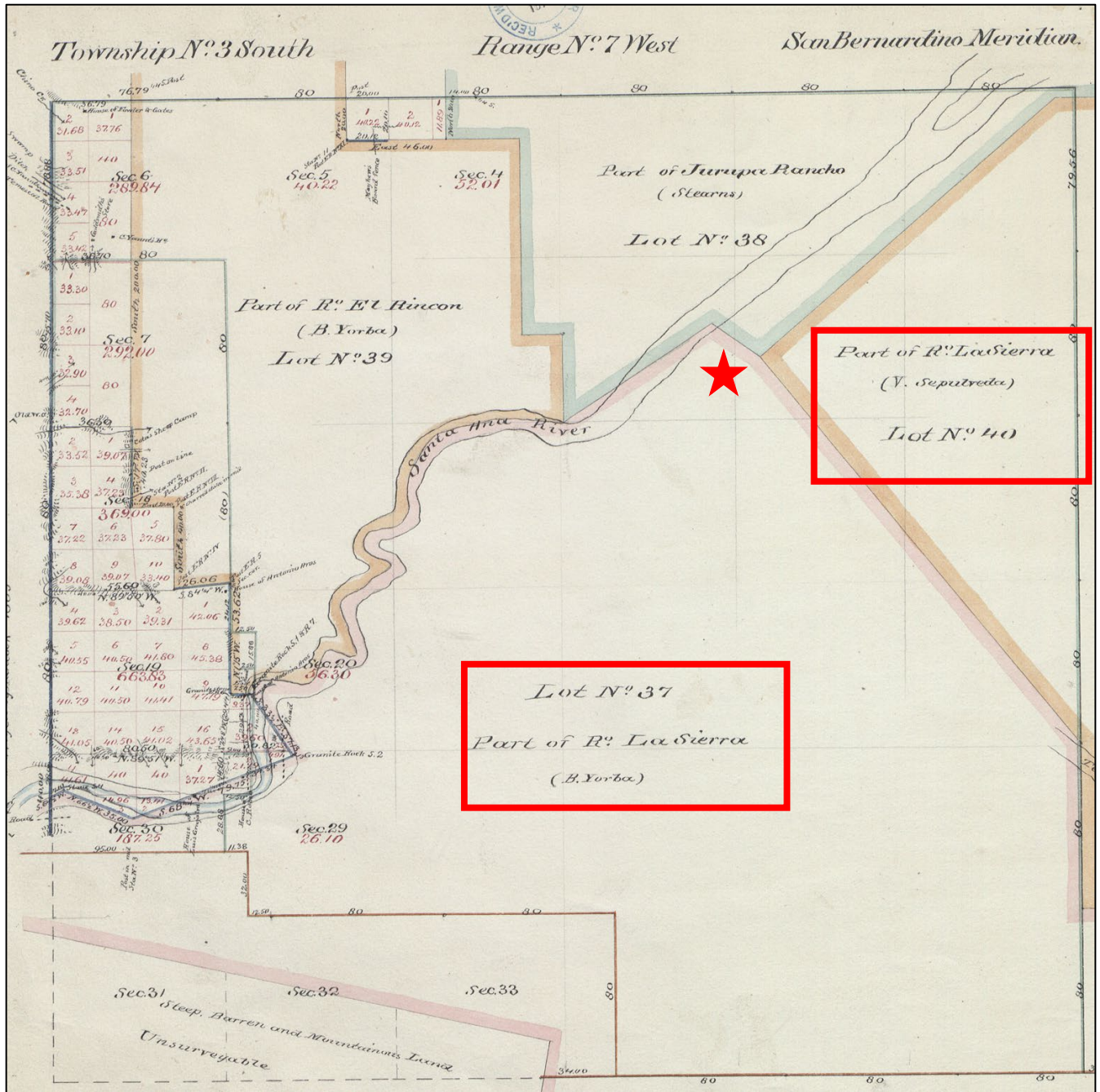
¹²⁹ *City of Norco Staff Report*.

APPENDIX A

PROJECT LOCATION MAPS

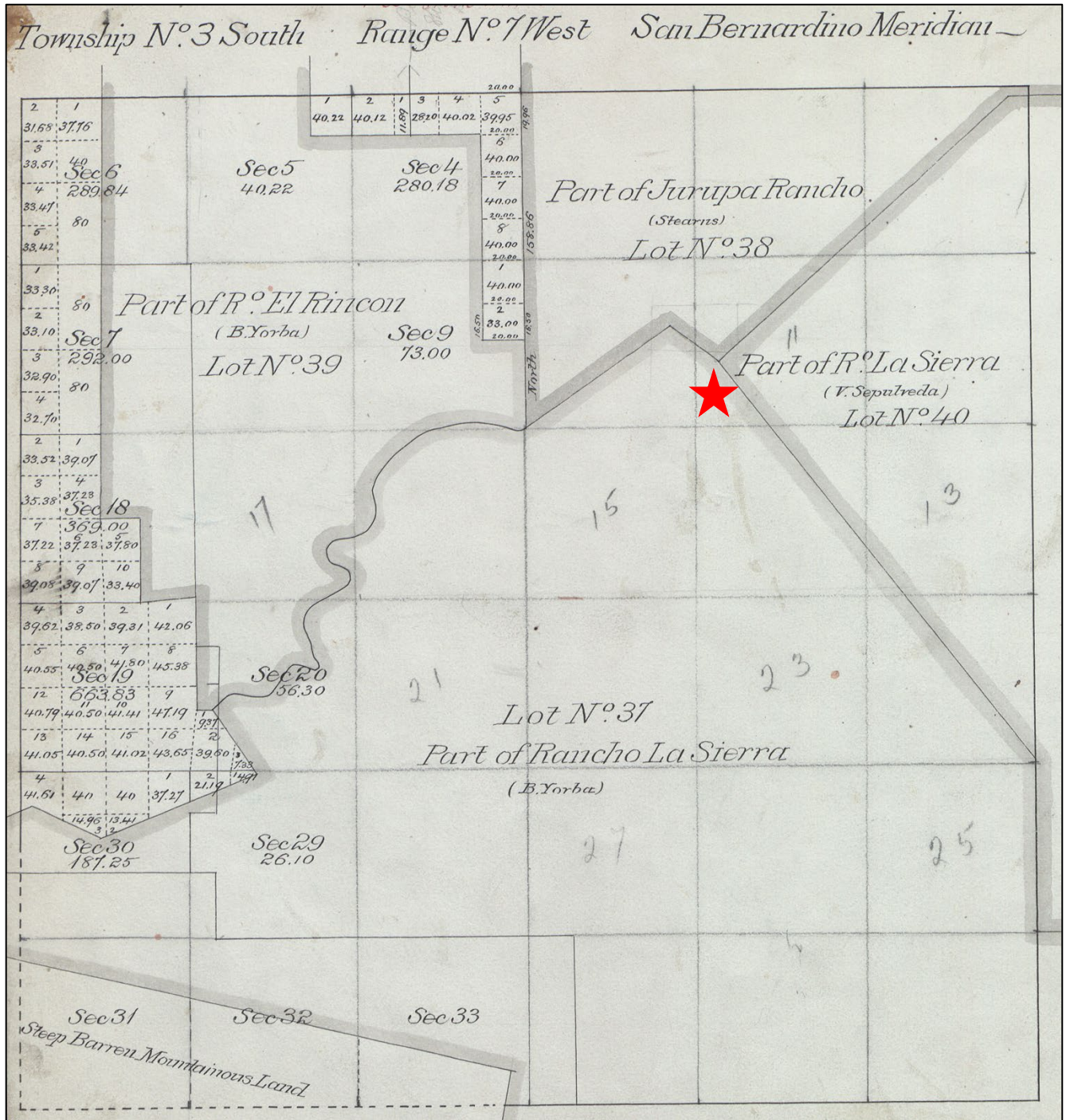


Project Location Map showing the location of the 2877-4400 River Road on 2022 Corona North Quadrangle map (1:24,000).



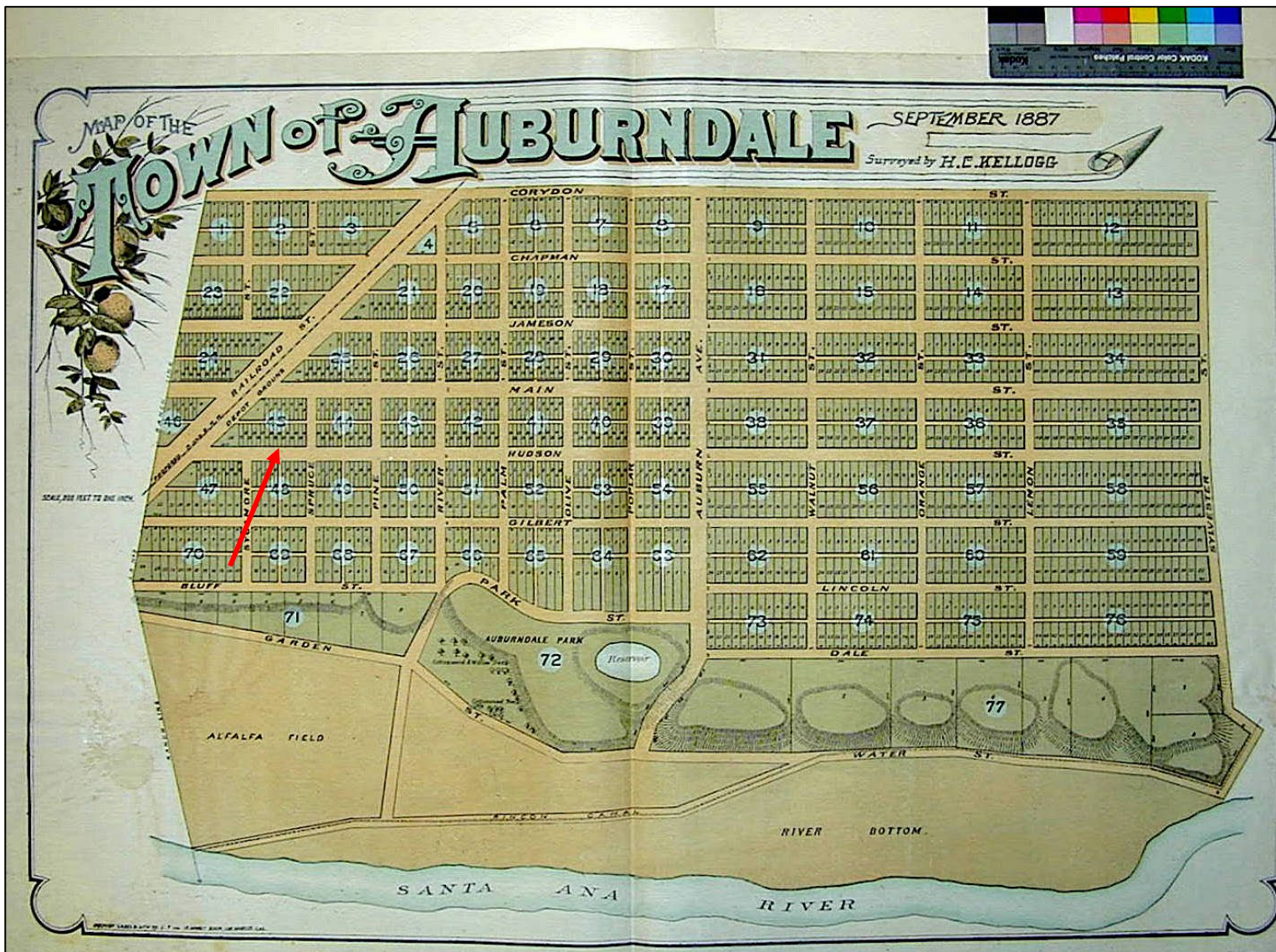
1876 GLO Survey Plat. The subject property is located on Township 3S, Range 7W, towards the border of the former Rancho La Sierra Yorba and Rancho La Sierra Sepulveda. The present-day City of Norco overlaps both the ranchos.

Source: Bureau of Land Management Plat map, "General Land Office Survey Maps," digital images, General Land office Records, Year: 1876, [GLO Plat Map No. 290956_1].



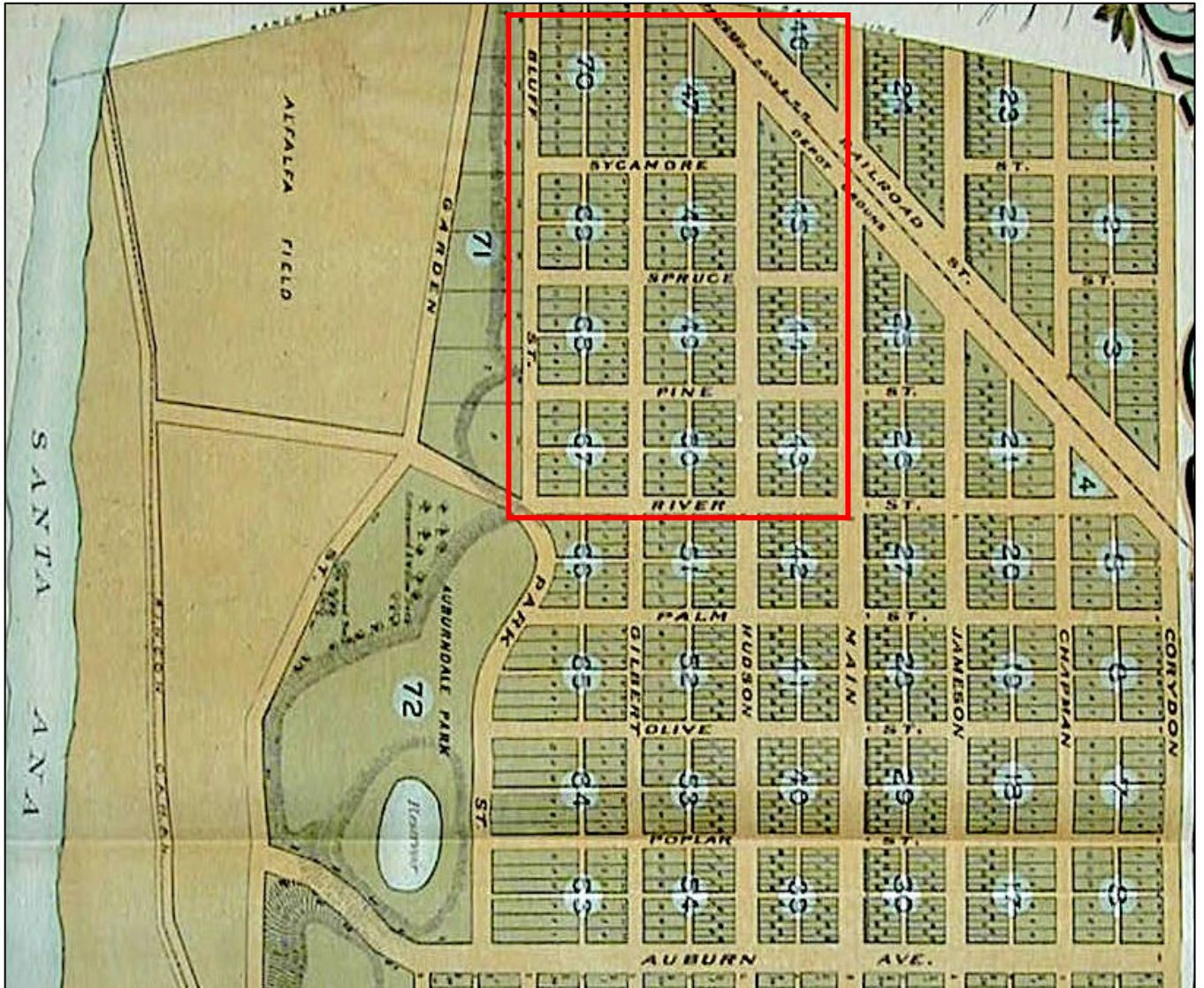
1882 GLO Survey Plat. The subject property is located in Township 3S, Ranch 7W within the boundaries of the former Rancho La Sierra Yorba. Section 11, located in the Rancho La Sierra Sepulveda boundaries, is adjacent to the subject property.

Source: Bureau of Land Management Plat map, "General Land Office Survey Maps," digital images, General Land office Records, Year: 1903, [GLO Plat Map No. 290958_1].



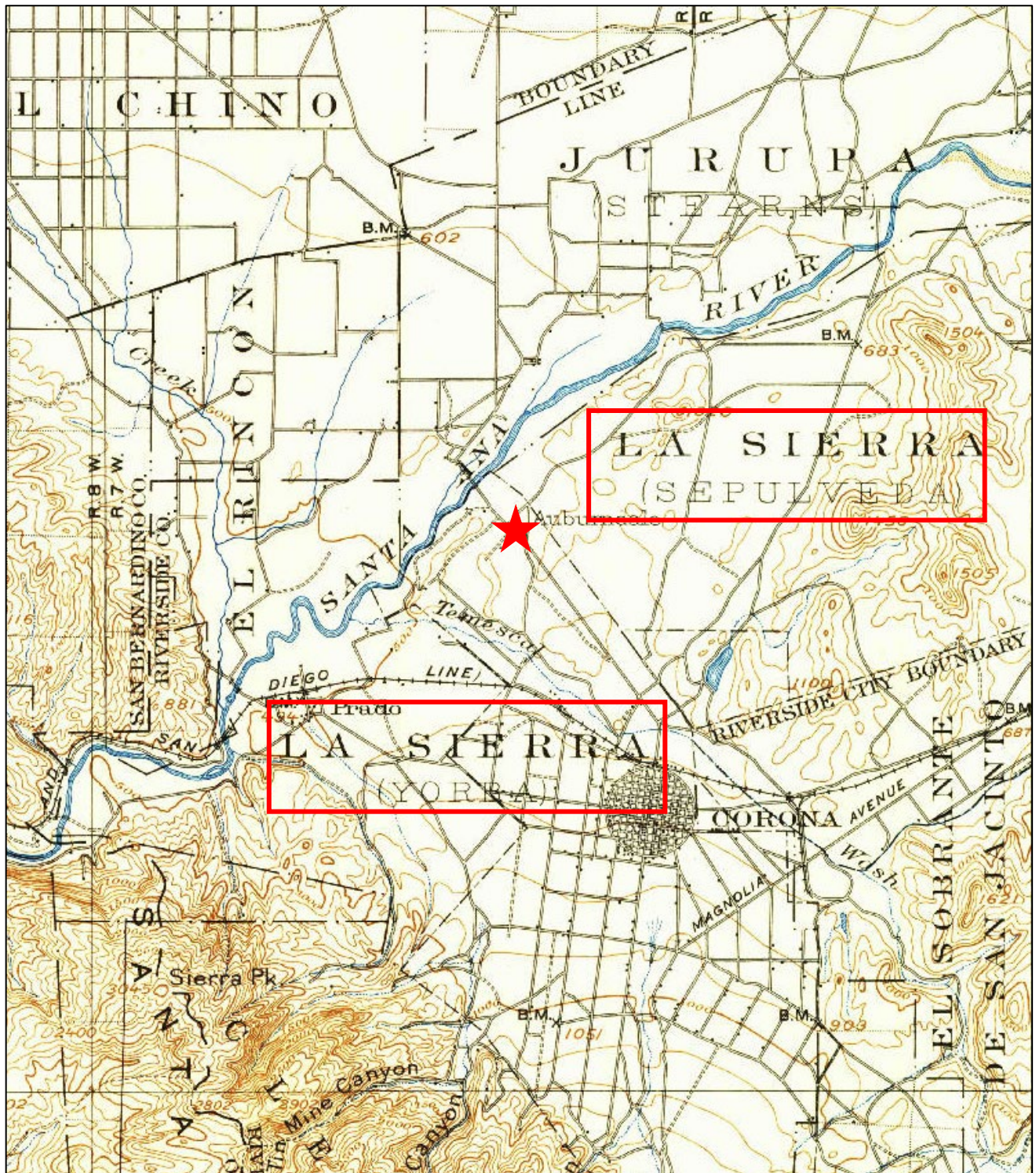
In 1887, the Auburndale Colony was established towards the west end of the present-day City of Norco.

Source: Map of the Town of Auburndale / Surveyed by H.C. Kellogg, September 1887. Schmidt Label & Litho., Los Angeles. Courtesy of the Huntington Library.

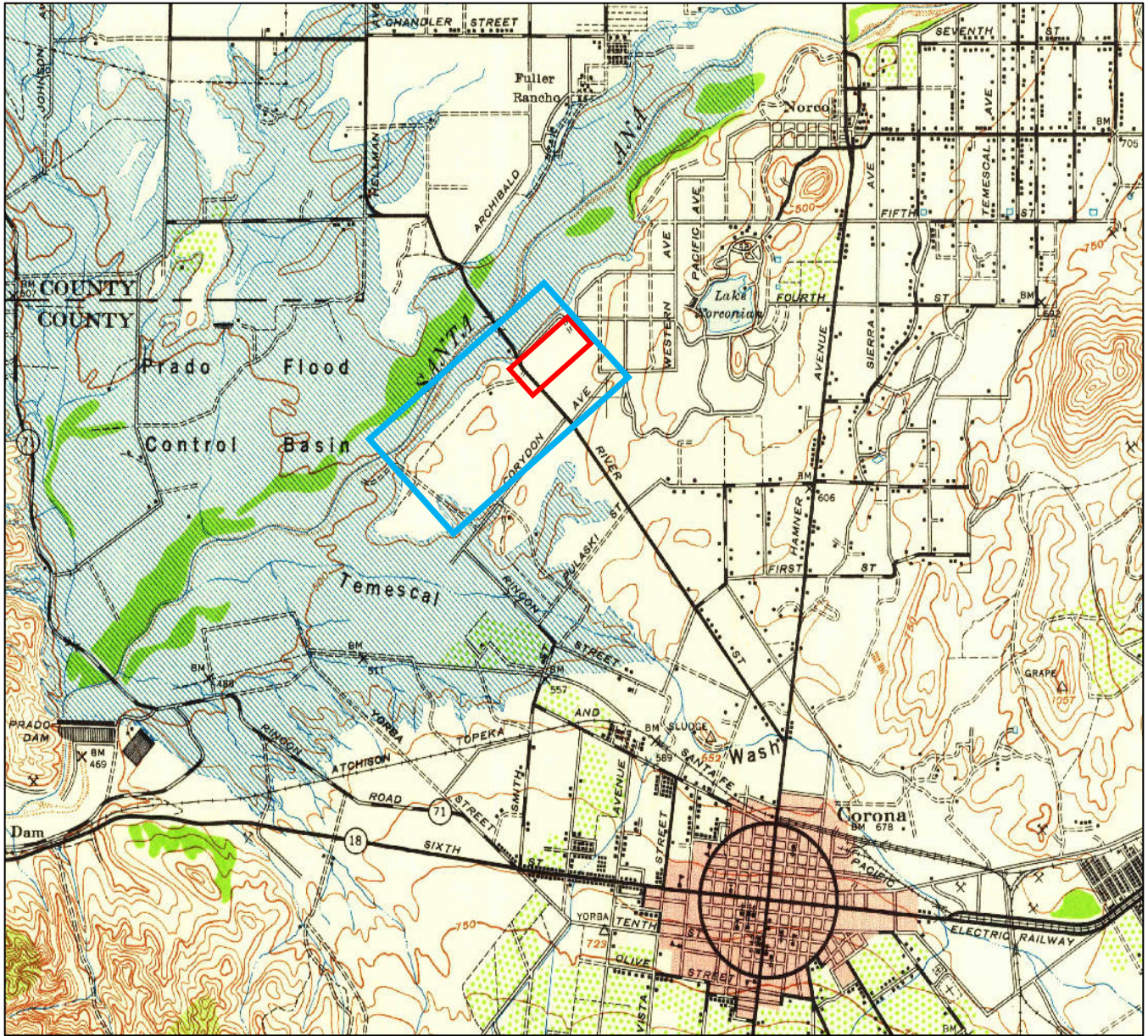


Map of Auburndale close-up. The subject property is located within the boundaries of the former Auburndale Colony between River Road (then River Street), Bluff Street, Main Street, and present-day Vine Avenue. The property encompasses Block 43-50 and 67-70. The Pomona, South Riverside & Elsinore Railroad once spanned through the northeast end of the parcel. The map labels a railroad depot that may have once been located on the property. By the 1901 Corona USGS Quadrangle map, the line is no longer delineated.

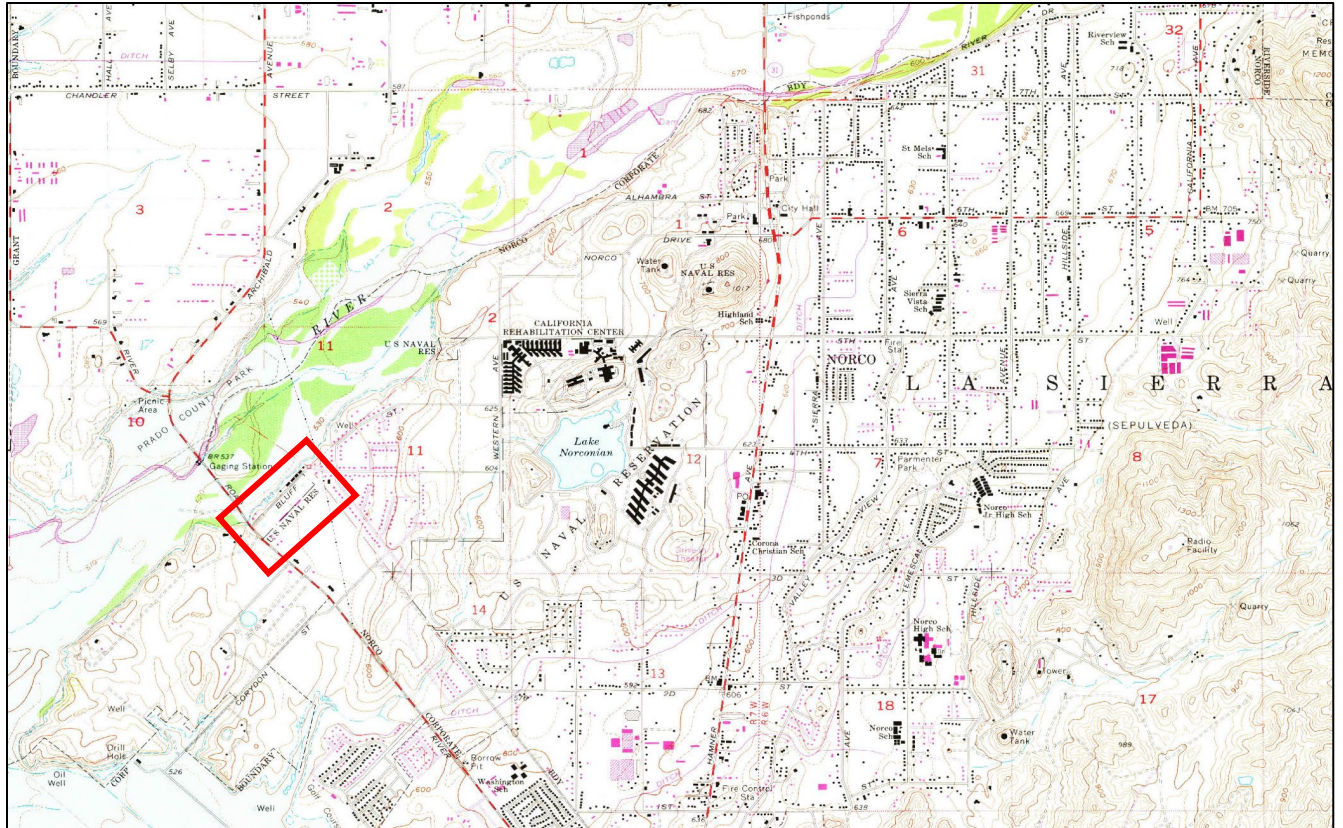
Source: Map of the Town of Auburndale / Surveyed by H.C. Kellogg, September 1887. Schmidt Label & Litho., Los Angeles. Courtesy of the Huntington Library.



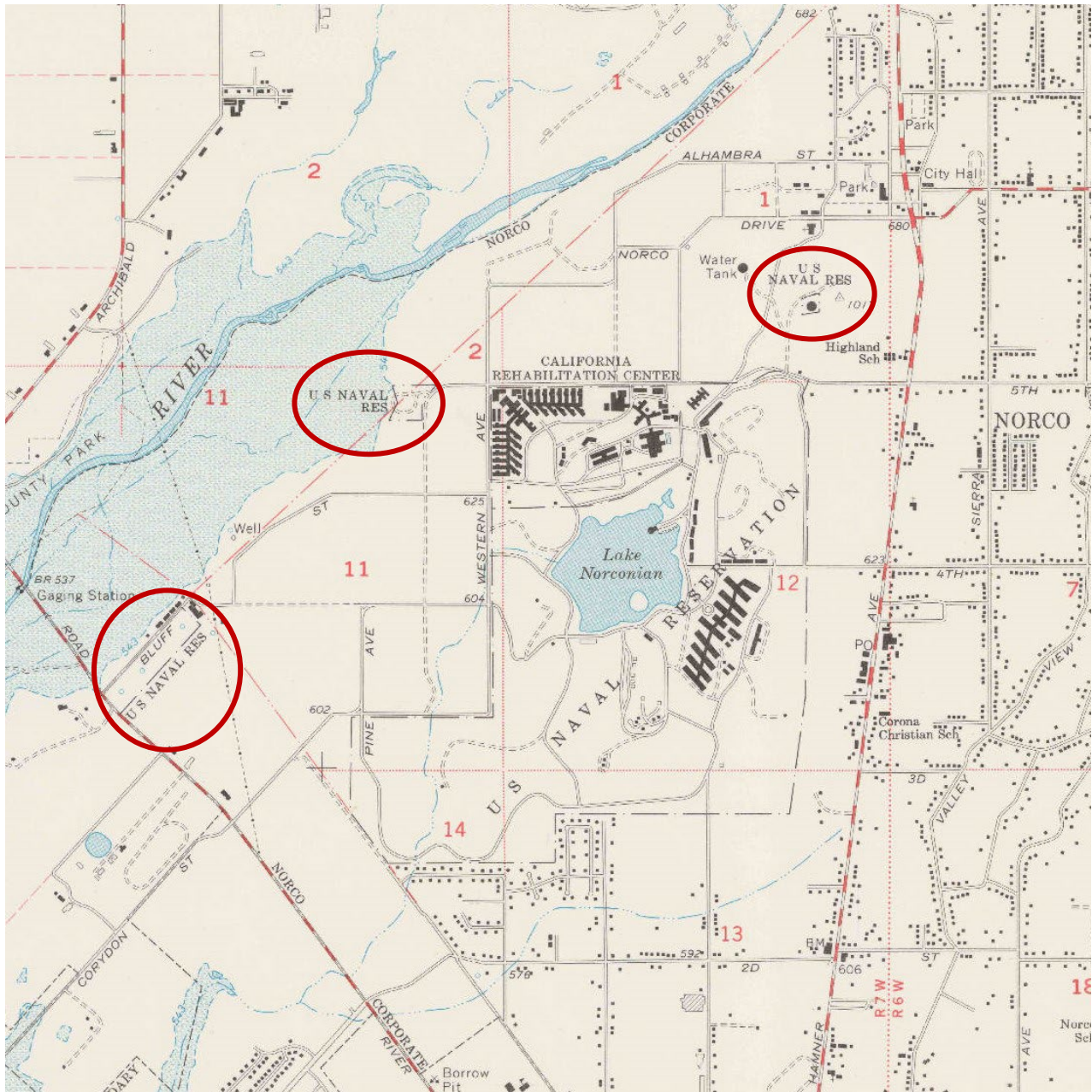
Source: 1901 Corona USGS Quadrangle Map (1:125,000).



Circa 1942 Corona USGS Quad map. No structures are delineated on the map. Much of the development that occurred around this time was concentrated towards the northeast end of Norco. The blue box roughly delineates the location of the former Auburndale Colony.
Source: 1942 Corona USGS Quad map (1:62,500).



The subject property is located adjacent to Section 11 which is located in the former Rancho La Sierra Sepulveda. This map shows that one of the subject parcels, identified as Riverside County Assessor's Parcel No. 121-110-001, was designated a U.S. Naval Reservation.
Source: 1967 Corona North USGS Quadrangle map (1:24,000).

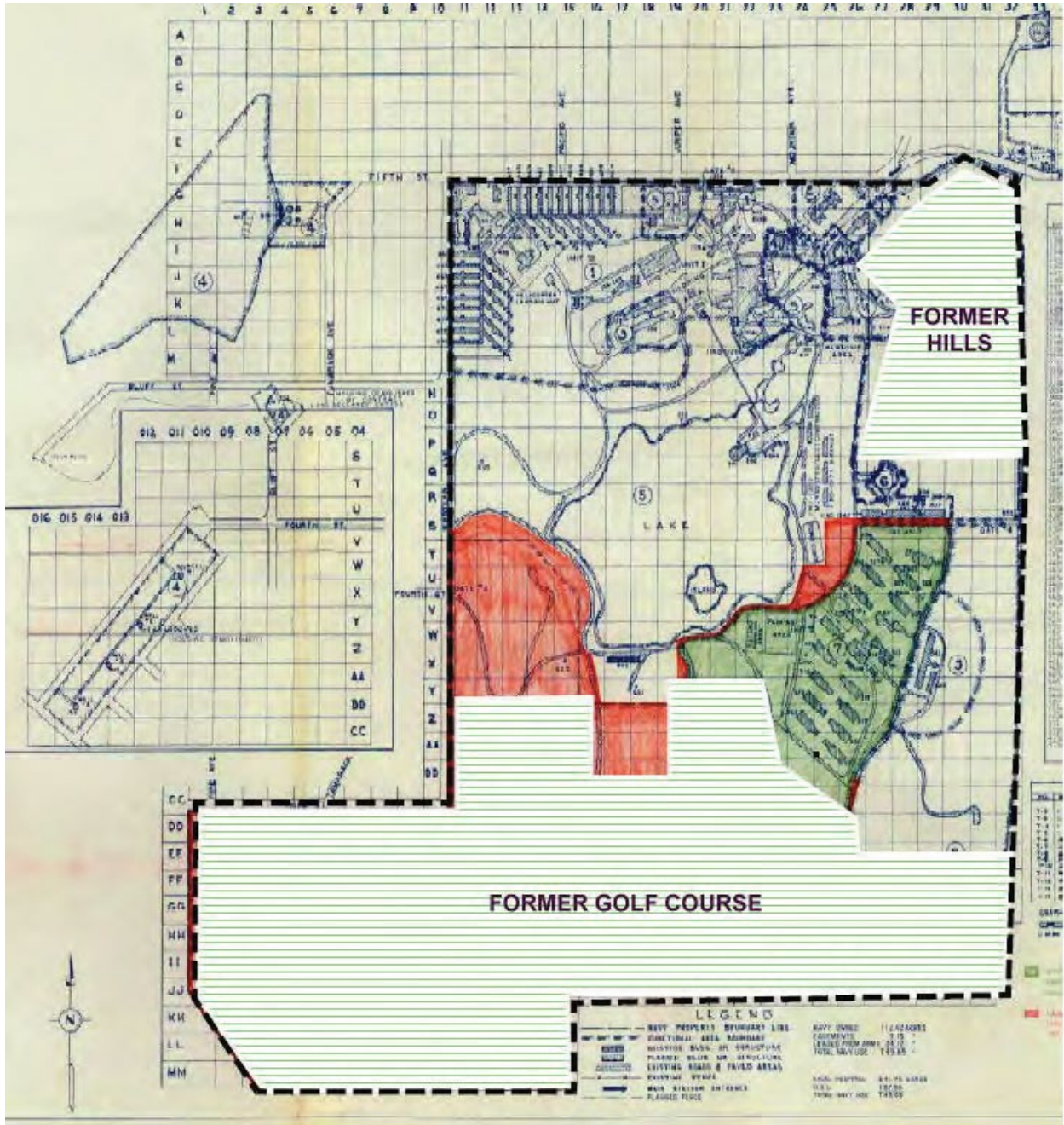


1973 Topographical Map Showing Outlying US Naval Reserves in Norco
Source: U.S. Geological Survey, Corona North, CA., 1967 ed., photorevised 1973.

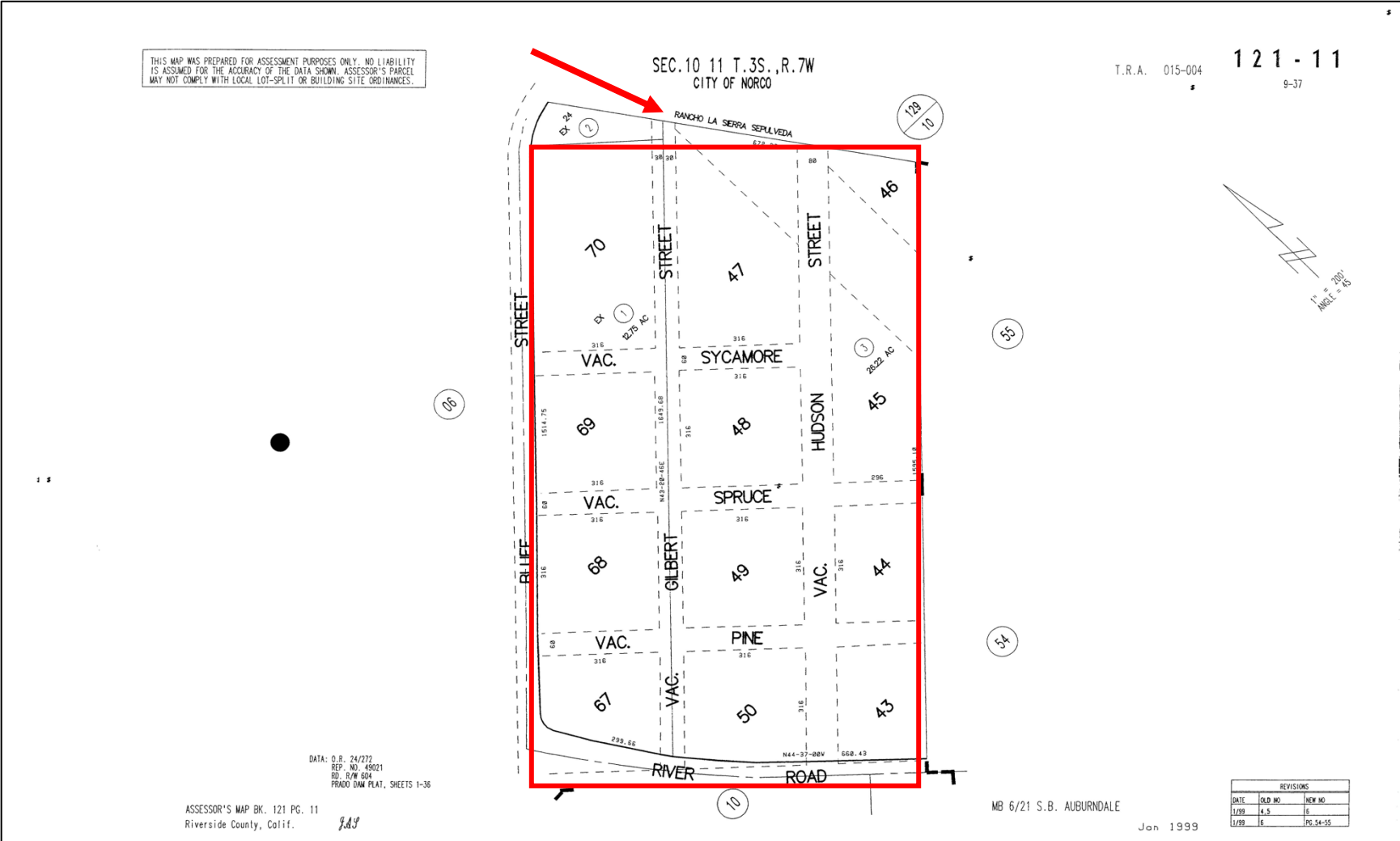


Outlying US Naval Reserves in Norco in Relation to Naval Hospital Corona

Source: Bill Wilkman, *Norconian Property Historic Resources Survey and Evaluation, Hospital Era (1941-1957) and Guided Missile RDT&E Era (1951-Present)* (Riverside, CA: Wilkman Historical Services, October 1, 2015), 16.



"FIGURE 42, LANDS DISPOSED" from Proposed Amendment to Lake Norconian Club Historic District (Section 9, Page 208). Inset along left side of map appears to show four wells. Original source: "NHC and NOLC Master Shore Station Development Plan – 6-1-1956."
Source: Bill Wilkman, *Lake Norconian Club Historic District (Amendment)* (Riverside, CA: Wilkman Historical Services, 2016).



The project area encompasses two parcels identified as Riverside County Assessor's Parcel No. 121-110-001 and 121-110-003. The parcels are a total of 37.24-acres and were once part of the 1887 Auburndale Colony. Several streets once intersected the property. By 1931, the roads are no longer visible on the parcels. The property is located just south of the former Rancho La Sierra Sepulveda boundaries.
 Source: 1999 Riverside County Assessors Map, Map Book 121-11.

Sanborn Fire Insurance Maps are not available for the 2877-4400 River Road Property.

APPENDIX B

BUILDING DEVELOPMENT INFORMATION

TABLE 1. 2877-4400 RIVER ROAD PROPERTY PERMIT HISTORY

Date	Permitted Work	Permit Issued to
11/18/68	Building Permit-Grading (Permit #1091)	Owner: Tommy Dallape Contractor: Schaaesma Bros. Cont.
11/20/68	Plumbing (Permit #0919)	Owner: Tommy Dallape Contractor: Schaaesma Bros. Cont.
11/20/68	Building Permit- SFD & Garage (Permit #1090)	Owner: Tommy Dallape Contractor: Schaaesma Bros. Cont.
11/20/68	Building Permit- Commercial Dairy Barn 770sq ft Milk House; 1032 sq. ft. Barn (Permit #1093)	Owner: Tommy Dallape Contractor: Schaaesma Bros. Cont.
11/20/68	Electrical (Permit #0718)	Owner: Tommy Dallape Contractor: Not Listed
11/20/68	Plumbing (Permit #0920)	Owner: Tommy Dallape Contractor: Anderson
11/20/68	Electrical (Permit #0720)	Owner: Tommy Dallape Contractor: Dentama
4/7/69	Plumbing (Permit #1029)	Owner: Tommy Dallape Contractor: Anderson Plumbing
5/23/69	Electrical (Permit #0868)	Owner: Tommy Dallape Contractor: Wright Manufacturing
6/11/69	Building Permit- Garden Wall (Permit #1272)	Owner: Tommy Dallape Contractor: Not Listed
11/17/70	Building Permit-Erect Concrete Garden Wall (Permit #1668)	Owner: Tommy Dallape Contractor: Not Listed
1/27/04	Reroof Permit (Permit #2004BD0108)	Owner: Theresa Dallape Contractor: 21st Century Roofing

**DEPARTMENT OF BUILDING
 CITY OF NORCO**

No 1091

Building Permit

Classification GRADING PERMIT Date 11-18-68

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. _____

OWNER Tommy Dallape IS HEREBY PERMITTED

To	Demolish _____	1. Fire Resistive	FEE \$ 30.00 PAID	Check <input checked="" type="checkbox"/>
	Erect <u>12 TO 1500 YARDS</u>	2. Heavy Timber		M. O. _____
	Alter _____	3. Masonry		Cash _____
	Repair _____	4. Metal Frame		
	Move _____	5. Wood Frame		

Lot _____ Block _____ Locality _____
 Street 2877 River Rd. Cross Street _____
 Contractor SCORAMA BROS. CO. Valuation _____

Note: Applicant agrees to comply with all applicable codes and ordinances of the city of Norco.

Signature Tommy Dallape By [Signature]
 Owner - Contractor Building Inspector

Permit No. 1091

**DEPARTMENT OF BUILDING
 CITY OF NORCO**

No 0919

Plumbing Permit

Date Nov. 20, 1968

Address of Job 2877 River Rd. Locality _____

Owner Tommy Dallape Lot _____ Block _____ Tract _____

Contractor _____ Address _____ License No. _____

<u>1</u> Disposal	<u>1</u> Water Heater	___ Sprinkler System	FEE \$ 32.00 PAID	Check _____
<u>1</u> Bath Tub	<u>1</u> Meter-Gas Out	___ Sand Trap		M. O. _____
<u>1</u> Shower	___ Cesspool	___ Floor Drain		Cash _____
<u>2</u> Lavatory	<u>1</u> Septic Tank	___ Urinal		
<u>1</u> Kitchen Sink	<u>1</u> Furnace	___ Drinking Fountain		
___ Floor Sink	<u>*</u> Dish Washer	___ Dental Lavatory		
___ Slop Sink	___ Refrigerator	___ Soda Fountain		
<u>1</u> Wash box Machine	<u>1</u> Water box piping	___ Miscellaneous		
<u>2</u> Water Closet		___ Tot. No. Fixtures		

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4.

Signature of Applicant [Signature] By [Signature]
 Plumbing Inspector

Permit No. 0919

**DEPARTMENT OF BUILDING
CITY OF NORCO
Building Permit**

No 1090

Classification Single Family Dwelling Date Nov. 20, 1968

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4.

OWNER Tommy Dallape IS HEREBY PERMITTED

To	}	Demolish _____	1. Fire Resistive
		Erect <u>2213, sq. ft. dwelling</u> <u>528 sq. ft. garage</u>	2. Heavy Timber
		Alter _____	3. Masonry
		Repair _____	4. Metal Frame
		Move _____	5. <u>Wood Frame</u>

FEE
\$113.10
PAID

Check _____
M.O. _____
Cash _____

Storm Drainage Fee = \$68.20

Lot _____ Block _____ Locality _____
Street 2757 River Road Cross Street _____
Contractor Schaeesma Bros. Valuation \$29,569.30

Note: Applicant agrees to comply with all applicable codes and ordinances of the city of Norco.

Signature: [Signature] By: [Signature]
Owner - Contractor Building Inspector

Permit No. 1090, Page 1

Plan Check Department of Building and Safety
City of Norco
APPLICATION FOR BUILDING PERMIT Permit No. 11-10-00
1090

Street Address 2877 Lot Block 14 of 21-22-23 Tract AUBURN ALC
2877 RIVER ROAD 4778, 4750

Owner JERRY BALLARDO Address 477 PALLARINO COSTA MESA CALIF 92626 Tel. 545-1371
 Contractor S. PARRISIAN Bros. Eng. Cont. Address 12233 E. 166th St. CERRITOS CALIF. 94601 Tel. 920-1322
 Architect _____ Address _____ Tel. _____

Dwelling Commercial Industrial Other
 Single Duplex Triplex Apartment House No. Units 9 Rooms
 No. Stories 2 General Dimensions 28' x 32' Sq. Ft. 2213 ft Type of Floors Wood
 Fireplace Type of Roof WOOD SHAKES Patio Carport Garage Attach. Garages Heating
 Covering Exterior WOOD STUCCO MASONRY Interior PAINT New Const. Addition
 Remodel Relocate

Valuation 29,269.30 Storm Drainage Fee 3410 Sq. Ft. Roof Area 2002.00 x 1702.00
 Permit Fee 9052 Plan Check 22.60 @ 102 Per Sq. Ft. 5.625
 Total Fee 11310

John Ballard
 Owner or Authorized Agent

Application is hereby made for a building permit in accordance with the description and for the purpose set forth above.
 I agree to comply with all applicable City Building and Zoning Ordinances and State Laws.

ZONE	TYPE	GROUP	FIRE ZONE	SET BACK VARIANCE	FRONT	SIDE	REAR
<u>A1</u>	<u>5</u>	<u>I-J</u>	<u>3</u>		<u>25'</u>	<u>10'</u>	<u>10'</u>

APPLICATION FOR PLUMBING PERMIT NO. 0919

Contractor _____ Phone _____
 Street _____ City _____

Desc. of Work	NO.	FEE	Desc. of Work	NO.	FEE
Water Closet	1	240	Gas Systems	1	130
Bath Tub	1	125	No. Outlets		
Shower	1	125	Boilers		
Lavatory	2	250	Water Piping	1	100
Kitchen Sink	1	125	Treating Equip.		
Water Heater	1	125	Lawn Sprinkler		
Heating Plant	1	125	Sewer		
Water Soft.			Cesspool		
Laundry Tray	1	125	Septic Tank	1	1200
Urinal					
Clothes Washer	1	125			
Floor Sink					
<u>24" x 24"</u>	1	125			
Permit Fee		200			
TOTAL FEE		<u>2925</u>			

Contractor or Authorized Agent _____
 Owner Pledge
 I certify that I am the owner of the above described property and will personally purchase all materials and do all the work myself.
 Owner _____

APPLICATION FOR ELECTRICAL PERMIT NO. 0918

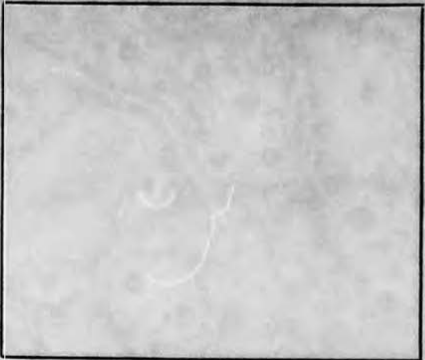
Contractor _____ Phone _____
 Street _____ City _____

Desc. of Work	NO.	FEE	Desc. of Work	NO.	FEE
New Res. (I) (H)			Main Sw. Amp.		
New Group J			Serv. Cond. Size		
Service	1	100	Conductors		
Plug Rec.	39	290	Lighting Cir.		
Lighting Out.	20	200	Rec. Circuit		
Switches	22	220	Range		
Ranges	1	100	Oven	1	100
Water Heater	1	100	Water Heater		
Sign & Trans.			Cir. Air Heaters		
Motor H.P.			Misc. Fans	2	200
Furnace	1	100	<u>WASHER</u>	1	100
<u>12" x 24"</u>	1	100	<u>DRYER</u>	1	100
Temp. Pole					
Permit Fee		1-100			
TOTAL FEE		<u>2110</u>			

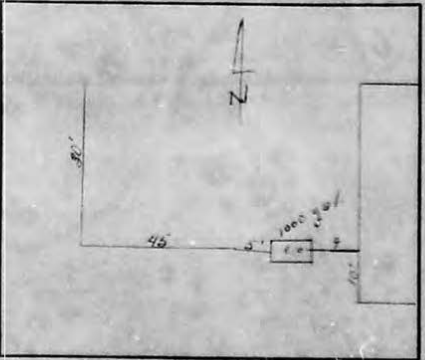
Contractor or Authorized Agent _____
 Owner Pledge
 I certify that I am the owner of the above described property and will personally purchase all materials and do all the work myself.
 Owner _____

	DATE	INSPECTION RECORD	INSPIC.
STRUCTURAL			
Set Back	11-22-68		L. Mc
Excav. & Forms	11-22-68		A. Mc
Vert. Steel			
Horiz. Steel			
Ftg. Steel			
Frame			
Roof	12-16-68		L. Mc
Fireplace	12-16-68		P. Mc
Int. <input type="checkbox"/> Ext. <input type="checkbox"/> Lath			
Plaster.			
Int. <input type="checkbox"/> Ext. <input type="checkbox"/>			
Scratch <input type="checkbox"/> Brn. <input type="checkbox"/>			
Grout 4' <input type="checkbox"/> 8' <input type="checkbox"/>			
Grnd. Plumbing	11-29-68		L. Mc
Rough Plumbing			
Gas Vents			
Gas Test			
Heating			
W. Heater. Boiler			
Vac. Breaker			
Sewer			
Septic Tank	4-8-69		
Cess Pool			
Final	4-15-69		
Utility Co. Notif.			
ELECTRICAL			
U.G. Conduit			
Emt. Flex.			
Temp. Pole			
Service			
Rough Wiring			
Swim. Pool			
Sign			
Final	6-15-69		
Utility Co. Notif.			

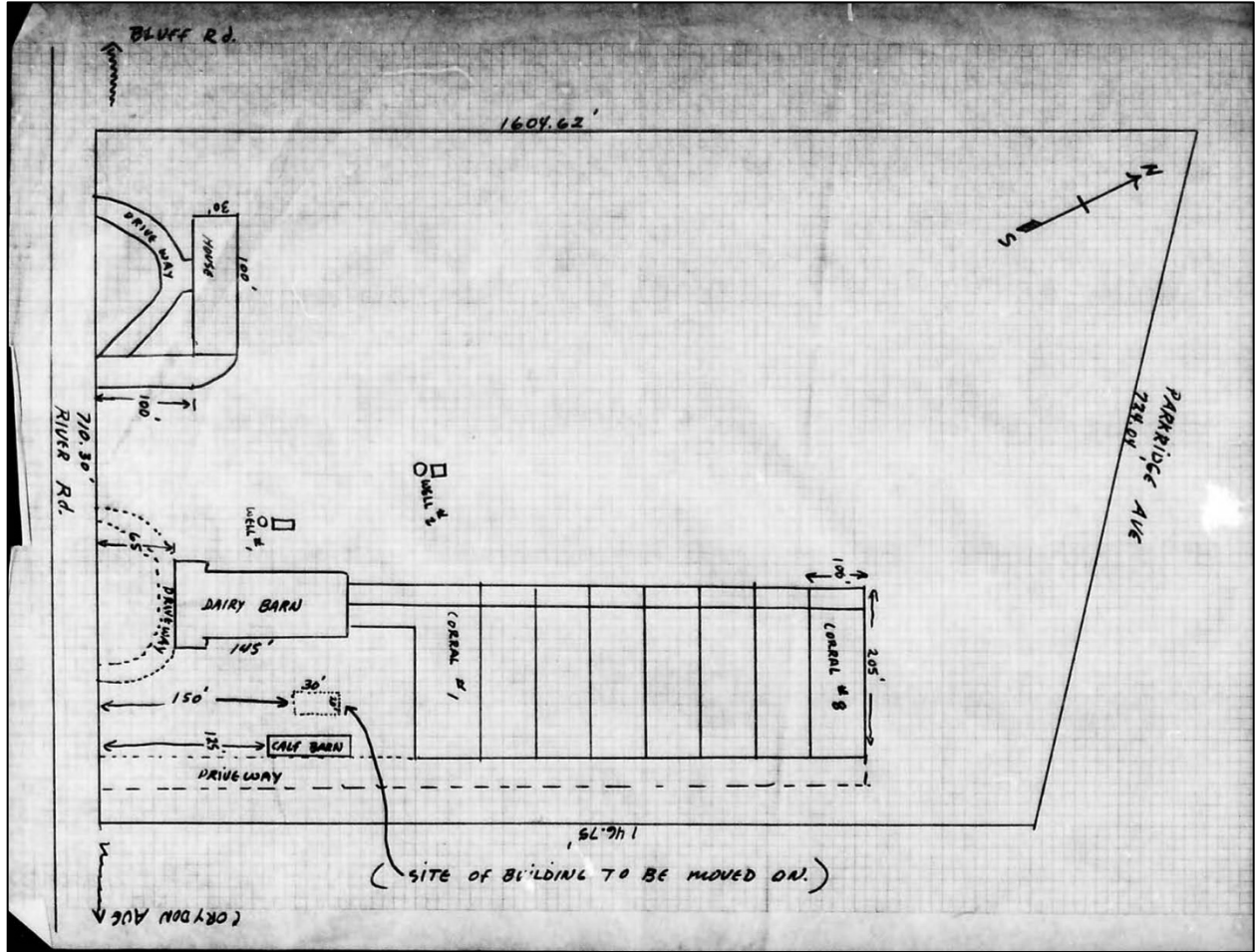
PLOT PLAN



SEWER LOCATION



Permit No. 1090, Page 3



Permit No. 1090, Page 4

Plan Check		Department of Building and Safety City of Norco		Date <u>11-19-68</u>				
		APPLICATION FOR BUILDING PERMIT		Permit No. <u>1093</u>				
Street Address <u>2877 RIVER ROAD</u>		Block <u>31-100-23-24 31-26-43-44 31-26-43-44-49-50</u>	Tract <u>ARBUHNDALE</u>					
Owner <u>TOMMY DALAPE</u>	Address <u>788 PALLARINO COSTANESA</u>		Tel. <u>545-1371</u>					
Contractor <u>SCARASMA BROS. CONT.</u>	Address <u>12233 E-166TH ST. CARRITOS</u>		Tel. <u>860-1346</u>					
Architect	Address		Tel.					
Dwelling <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Other <u>MILK HOUSE & MILKING BARN</u> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Apartment House <input type="checkbox"/> No. Units <u>3</u> No. Stories _____ General Dimensions <u>30' X 92'</u> Sq. Ft. <u>1770</u> Type of Floors <u>CONCRETE</u> Fireplace <input type="checkbox"/> Type of Roof <u>SHAKES</u> Patio <input type="checkbox"/> Carport <input type="checkbox"/> Garage <input type="checkbox"/> Attach. Garage <input type="checkbox"/> Heating _____ Covering Exterior <u>REINFORCED CONCRETE</u> Interior <u>PAINTED BRICK-WOOD 2x6 #</u> New Const. <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Relocate <input type="checkbox"/> <u>BARN 1032 #</u>								
Valuation <u>13,960.00</u>		Storm Drainage Fee <u>2670</u> Sq. Ft. Roof Area						
Permit Fee <u>45.00</u>	Plan Check <u>22.50</u>	@ <u>24</u> Per Sq. Ft. <u>575340</u> <u>[Signature]</u> Owner or Authorized Agent						
Total Fee <u>67.50</u>								
Application is hereby made for a building permit in accordance with the description and for the purpose set forth above. I agree to comply with all applicable City Building and Zoning Ordinances and State Laws.								
ZONE	TYPE	GROUP	FIRE ZONE	SET BACK VARIANCE	FRONT	SIDE	REAR	
<u>A-2</u>	<u>3-5</u>	<u>6</u>	<u>3</u>		<u>25'</u>	<u>10'</u>	<u>10'</u>	
APPLICATION FOR PLUMBING PERMIT				APPLICATION FOR ELECTRICAL PERMIT				
Contractor <u>[Signature]</u> Phone _____				Contractor <u>[Signature]</u> Phone _____				
Street _____ City <u>Chino</u>				Street _____ City <u>Chino</u>				
Desc. of Work	NO.	FEE	Desc. of Work	NO.	FEE	Desc. of Work	NO.	FEE
Water Closet	<u>1</u>	<u>125</u>	Gas Systems			Main Sw. Amp.		
Bath Tub			No. Outlets			Serv. Cond. Size		
Shower			Boilers			Conductors		
Lavatory	<u>1</u>	<u>125</u>	Water Piping			Lighting Cir.		
Kitchen Sink			Treating Equip.			Rec. Circuit		
Water Heater	<u>1</u>	<u>125</u>	Lawn Sprinkler			Range		
Heating Plant			Sewer			Oven		
Water Soft.			Cesspool			Water Heater		
Laundry Tray			Septic Tank			Cir. Air Heaters		
Urinal						Misc.		
Clothes Washer								
Floor Sink DRAIN	<u>4</u>	<u>500</u>						
Permit Fee	<u>1-200</u>							
TOTAL FEE		<u>10.75</u>	TOTAL FEE		<u>8.20</u>			
Contractor or Authorized Agent				Contractor or Authorized Agent				
Owner Pledge I certify that I am the owner of the above described property and will personally purchase all materials and do all the work myself.				Owner Pledge I certify that I am the owner of the above described property and will personally purchase all materials and do all the work myself.				
Owner				Owner				

**DEPARTMENT OF BUILDING
CITY OF NORCO**

No 1093

Commercial Dairy Barn **Building Permit**

Classification ~~SINGLE-FAMILY DWELLING~~ Date Nov. 20, 1968

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4.

OWNER Tommy Dallape IS HEREBY PERMITTED

To	}	Demolish	1. Fire Resistive
		Erect <u>770 sq. ft. Milk House</u> <u>1032 sq. ft. barn</u>	2. Heavy Timber
		Alter	3. Masonry
		Repair	4. Metal Frame
		Move	5. Wood Frame

FEE
\$67.50
PAID

Check _____
M. O. _____
Cash _____

Stram Drainage fee = \$53.40

Lot _____ Block _____ Locality _____
Street 2877 River Road Cross Street _____
Contractor Schaesma Bros. Cont. Valuation \$13,960.00

Note. Applicant agrees to comply with all applicable codes and ordinances of the city of Norco.

Signature: John Schaefer Owner-Contractor By: Al Adams, Jr. Building Inspector

Permit No. 1093, Page 2

**DEPARTMENT OF BUILDING
CITY OF NORCO**

No 0718

Date Nov. 20, 1968

Address of Job 2877 River Rd. Locality _____

Owner Tommy Dallape Lot _____ Block _____ Tract _____

Permission is hereby granted _____ Reg. No. _____

To install Electrical New 100 amp service Equipment for

No. of Outlets 39 plug rec., 20 lighting out., 22 switches

No. of Fixtures _____	FEE \$21.10 PAID	Check _____
No. of Motors _____ H.P. _____		M. O. _____
No. of Ranges <u>1 - 1 oven</u> No. of Heaters: Water <u>1 FAU 1</u>	Cash _____	
No. of Welders _____ KVA _____		
No. of Electric Signs _____ Transformers _____ Lamps _____		
Misc. <u>2 fans, 1 washer, 1 dryer, 1 disposal</u>		

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made part thereof, and is subject to all rules and regulations set forth in ordinance No. 2.

Signature: _____ Owner-Contractor By: Al Adams, Jr. Building Inspector

Permit No. 0718

**DEPARTMENT OF BUILDING
 CITY OF NORCO
 Plumbing Permit**

No 0920

Date Nov. 20, 19 68

Address of Job 2877 River Road Locality _____

Owner Tommy Dallape Lot _____ Block _____ Tract _____

Contractor ~~XXXXXXXX~~ Dentama Anderson Address _____ License No. _____

<input type="checkbox"/> Disposal	<input checked="" type="checkbox"/> 1 Water Heater	<input type="checkbox"/> Sprinkler System
<input type="checkbox"/> Bath Tub	<input type="checkbox"/> Meter-Gas Out	<input type="checkbox"/> Sand Trap
<input type="checkbox"/> Shower	<input type="checkbox"/> Cesspool	<input type="checkbox"/> Floor Drain
<input checked="" type="checkbox"/> Lavatory	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Urinal
<input type="checkbox"/> Kitchen Sink	<input type="checkbox"/> Furnace	<input type="checkbox"/> Drinking Fountain
<input checked="" type="checkbox"/> 4 Floor Sink xxxx drains	<input type="checkbox"/> Dish Washer	<input type="checkbox"/> Dental Lavatory
<input type="checkbox"/> Slop Sink	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Soda Fountain
<input type="checkbox"/> Wash Tray	<input type="checkbox"/> Water Softener	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Water Closet		<input type="checkbox"/> Tot. No. Fixtures

FEE
\$ 10.75
 PAID

Check _____
 M.O. _____
 Cash _____

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4

Signature of Applicant: *John [unclear]* By *Al Adair, Jr.* Plumbing Inspector

Permit No. 0920

**DEPARTMENT OF BUILDING
 CITY OF NORCO
 Electrical Permit**

No 0720

Date Nov. 20, 19 68

Address of Job 2877 River Rd. Locality _____

Owner Tommy Dallape Lot _____ Block _____ Tract _____

Permission is hereby granted Dentama Reg. No. _____

To install Electrical New 100 amp service Equipment for

No. of Outlets 5 plug rec., 18 lighting out., 9 switches

No. of Fixtures _____

No. of Motors _____ H.P. _____

No. of Ranges _____ No. of Heaters: Water 1 FAU _____

No. of Welders _____ KVA _____

No. of Electric Signs _____ Transformers _____ Lamps _____

Misc. _____

FEE
\$ 8.20
 PAID

Check _____
 M.O. _____
 Cash _____

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made part thereof, and is subject to all rules and regulations set forth in ordinance No. 4

Signature: Owner - Contractor: *John [unclear]* By *Al Adair, Jr.* Building Inspector

Permit No. 0720

**DEPARTMENT OF BUILDING
 CITY OF NORCO
 Plumbing Permit**

No 1029

Date April 7 1969

Address of Job 2877 River Road Locality _____

Owner Tommy DeLappe Lot _____ Block _____ Tract _____

Contractor Anderson Plumbing Address _____ License No. _____

<input type="checkbox"/> Disposal	<input type="checkbox"/> Water Heater	<input type="checkbox"/> Sprinkler System
<input type="checkbox"/> Bath Tub	<input type="checkbox"/> Meter-Gas Out	<input type="checkbox"/> Sand Trap
<input type="checkbox"/> Shower	<input type="checkbox"/> Cesspool	<input type="checkbox"/> Floor Drain
<input type="checkbox"/> Lavatory	<input checked="" type="checkbox"/> 2 Septic Tanks	<input type="checkbox"/> Urinal
<input type="checkbox"/> Kitchen Sink	<input type="checkbox"/> Furnace	<input type="checkbox"/> Drinking Fountain
<input type="checkbox"/> Floor Sink	<input type="checkbox"/> Dish Washer	<input type="checkbox"/> Dental Lavatory
<input type="checkbox"/> Slop Sink	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Soda Fountain
<input type="checkbox"/> Wash Tray	<input type="checkbox"/> Water Softener	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Water Closer		<input type="checkbox"/> Tot. No. Fixtures

FEE
\$6.00
 PAID

Check _____
 M.O. _____
 Cash _____

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4.

James DeLappe
 Signature of Applicant

By [Signature]
 Plumbing Inspector

Permit No. 1029

**DEPARTMENT OF BUILDING
 CITY OF NORCO
 Electrical Permit**

No 0868

Date 5-23 1969

Address of Job 2877 River Road Locality _____

Owner Tommy DeLappe Lot _____ Block _____ Tract _____

Permission is hereby granted WIRING MANUFACTURING Reg. No. _____

To install Electrical Added to existing Equipment for AIR CONDITIONING

No. of Outlets 2 Plug 110v. 1 600

No. of Fixtures _____ VALUATION \$3280.00 \$1250

No. of Motors 1 3/4 # 100 H.P.

No. of Ranges _____ No. of Heaters: Water _____ FAU _____

No. of Welders _____ KVA _____

No. of Electric Signs _____ Transformers _____ Lamps _____

Misc. _____

FEE
\$18.00
 PAID

Check
 M.O. _____
 Cash _____

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made part thereof, and is subject to all rules and regulations set forth in ordinance No. 4.

Signature: Owner - Contractor _____

By [Signature]
 Building Inspector

Permit No. 0868

Insp. Final
11-10-69

**DEPARTMENT OF BUILDING
CITY OF NORCO**

No 1272

Building Permit

Classification GARDEN WALL Date 6-11-69

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4

OWNER W. DALLAPPE IS HEREBY PERMITTED

To	}	Demolish	1. Fire Resistive
		Erect <u>110' x 45'</u>	2. Heavy Timber
		Alter <u>MASONRY 6" BLOCK</u>	3. Masonry
		Repair <u>BRICKED REINFORCED</u>	4. Metal Frame
		Move	5. Wood Frame

FEE
\$3.00
PAID

Check _____
M. O. _____
Cash

Lot _____ Block _____ Locality _____
Street 2877 RIVER RD. Cross Street _____
Contractor OWNER Valuation \$600.00

Note: Applicant agrees to comply with all applicable codes and ordinances of the city of Norco.

Signature W. Dallappe By [Signature]
Signature Owner - Contractor Building Inspector

Permit No. 1272

12-2-70

**DEPARTMENT OF BUILDING
CITY OF NORCO**

No 1668

Building Permit

Classification GARDEN WALL Date 11-17-70

This permit is based upon certain written application for said work, duly filed with this department, which said application is hereby referred to and made a part thereof, and is subject to all rules and regulations set forth in ordinance No. 4

OWNER DALLAPPE IS HEREBY PERMITTED

To	}	Demolish	1. Fire Resistive
		Erect <u>5' x 280'</u>	2. Heavy Timber
		Alter <u>6" CONCRETE</u>	3. Masonry
		Repair <u>GARDEN WALL</u>	4. Metal Frame
		Move	5. Wood Frame

FEE
\$9.00
PAID

Check
M. O. _____
Cash _____

STORM DRAINAGE FEE _____ SQ. FT. ROOF
AREA @ _____ PER SQ. FT. S _____

Lot _____ Block _____ Locality _____
Street 2599 RIVER ROAD Cross Street _____
Contractor OWNER Valuation \$1700.00

Note: Applicant agrees to comply with all applicable codes and ordinances of the city of Norco.

Signature [Signature] By [Signature]
Signature Owner - Contractor Building Inspector

Permit No. 1668

 FINALED PERMIT W/INSPECTIONS Permit #: 2004BD0108
 City of Norco Bldg/Safety Permit Finaled: 01/27/2004

Permit Number: 2004BD0108 Applied: 01/16/2004
 Permit Type: REROOF PERMIT Issued: 01/16/2004
 To Expire: 07/25/2004

Site Address: 2877 RIVER RD NORC
 Parcel Number: 121-110-003
 Location: *LOT:47 BLK: MAP OF THE TOWN OF AUBURNDALE

APPLICANT 21ST CENTURY ROOFING Phone: 949-645-3917
 1835 WHITTIER AVE STE. F-12 COSTA MESA CA 92627
 OWNER DALLAPE TERESA M
 770 PAULARINO AVE COSTA MESA CA 92626
 CONTRACTOR 21ST CENTURY ROOFING Phone: 949-645-3917
 1835 WHITTIER AVE STE. F-12 COSTA MESA CA 92627

Permit Description:
 T/O EXIST 35SQS SHAKES, 7/16 OSB,COMP

Valuation: \$9,170.00

FEES:*****

Building Fee.....	\$117.00	Storm Drain.....	??
Double Fee.....	\$0.00	Extra Fees.....	??
Plan Check.....	??	Pub Imp-RCC.....	??
SMIF.....	\$0.92	Pub Imp-City.....	??
Electrical.....	??		
Plumbing.....	??	PERMIT FEE:	\$117.92
Mechanical.....	??	Additional Fees:	\$0.75
Grading Fee.....	??	TOTAL FEES:	\$118.67

INSPECTION RECORD:
 Item: 00900 ROOF SHEATHING
 01/20/2004 By: DD Action: BAP Comments:
 Item: 01150 MID APPLICATION
 01/27/2004 By: DH Action: NA Comments:
 Item: 05700 MISCELLANEOUS
 01/27/2004 By: DH Action: NA Comments:
 Item: 06000 PERMIT FINAL
 01/27/2004 By: DH Action: BAP Comments:

Permit No. 2004BD0108

RIVERSIDE COUNTY ASSESSOR'S OFFICE- PROPERTY DETAILS



Assessor - County Clerk - Recorder
 Riverside County, CA

Property Detail	
2877 RIVER RD NORCO CA 92860	Assessment No. 121110003
	APN 121110003
	Property Type Dairy Farm with SFR
	Neighborhood Agricultural - Corona
	Acreage 26.22

Legal Description
 26.22 ACRES M/L IN BLKS 47, 48, 49 & 50 MB 006/021 SB MAP OF THE TOWN OF ALBURNDALE FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS Block 47 SubdivisionName MAP OF THE TOWN OF ALBURNDALE Acres 026.22 M/L LotType Block RecMapType Map Book RecordedCOCode SB MapPlatB 006 MapPlatP 021 Block 48 LotType Block Block 49 LotType Block Block 50 LotType Block ManufName SK VLINE Make PALM MANOR Model PALM MANOR Year 1987 SerialNumber 03710193S DecalNumber LAF1956 HCD 242942

Value History (Part 1)

Year	Reason Date	Market Value				Factored Base Year Value			
		Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total
2018	Other 01/01/2018								
2019	01/01/2019								
2020	01/01/2020								
2021	01/01/2021								
2022	01/01/2022								

Value History (Part 2)

Year	Restricted Value				Assessed Value				Penalty	Exemption	Net Taxable Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2018					\$254,184	\$292,968		\$547,152			\$547,152
2019					\$259,265	\$298,829		\$558,094			\$558,094
2020					\$264,450	\$304,805		\$569,255			\$569,255
2021					\$267,189	\$307,962		\$575,151			\$575,151
2022					\$272,532	\$314,121		\$586,653			\$586,653

Transfer History

Doc #	Sales Price	Date	Vacant Land
2004-0575341	\$0	7/26/2004	False
2004-0575340	\$0	7/26/2004	False
2001-0190831	\$0	5/2/2001	False
2001-0190832	\$0	5/2/2001	False
2001-0190830	\$0	5/2/2001	False
2000-0502884	\$0	12/19/2000	False
2000-0502882	\$0	12/19/2000	False
2000-0502883	\$0	12/19/2000	False
1999-0368628	\$0	8/17/1999	False
1999-0368629	\$0	8/17/1999	False
1999-0368627	\$0	8/17/1999	False
1998-0207776	\$0	5/22/1998	False
1998-0207775	\$0	5/22/1998	False
1998-0207774	\$0	5/22/1998	False
1998-0207773	\$0	5/22/1998	False
1998-0207772	\$0	5/22/1998	False
1987-0288714	\$0	10/6/1987	False
1974-0009280-RM	\$0	11/1/1974	False
1974-0009280-RM	\$0	11/1/1974	False

Features
Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Agricultural - Unrestricted	LandLine 01 / 121110003 / Agricultural - Unrestricted	26.22	0.00	0.00

Page 2

Building 1 - Building Details

Address 2877 RIVER RD Type Dairy Farm with SFR Year Built 1776	<div style="border: 1px solid black; height: 30px; display: flex; align-items: center; justify-content: center;">Image: Sketch Image</div>
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Riverside County is not liable for erroneous or incomplete data.
California Revenue and Taxation Code Sec. 408.3 (d)

Date Printed: 8/8/2022

Page 3

APPENDIX C

OWNERSHIP AND OCCUPANCY

Ownership History Table

2877 River Road

Date (Approx.)	Owner	Source	Relevance
1968-1997	Thomas "Tommy" J. Dallape	Building Permits	Mr. Dallape died on May 8, 1997.
1997-2017	Dallape Family Trust	Riverside County Assessor's Office	Mrs. Dallape died in 2017.
2017-present	Dallape Family Trust, Thomas G. Dallape and Diane L. Dallape, TACRD Investment	Riverside County Assessor's Office <i>VCS Phase 1</i>	

APN 121-110-001

Date (Approx.)	Owner	Source	Relevance
Prior to 1945	Rex Clark	Kevin Bash and Brigitte Jouxte, <i>The Norconian Resort</i> (Charleston S.C: Arcadia Publishing, 2007).	Acquired for well project
1945-2009	US Navy	Kevin Bash and Brigitte Jouxte, <i>The Navy in Norco</i> (Charleston S.C: Arcadia Publishing, 2011).	Naval Hospital Corona to 1957; Detachment Corona to 2009
2009-present	City of Norco	Beth Groves, <i>City of Norco Staff Report RE: Acceptance of Parcel D, Assessor's Parcel Number (APN) 121-110-001-5</i> (City of Norco, October 7, 2009).	

Copy of Deed from Date of Construction for the 2877-4400 River Road property was not available.

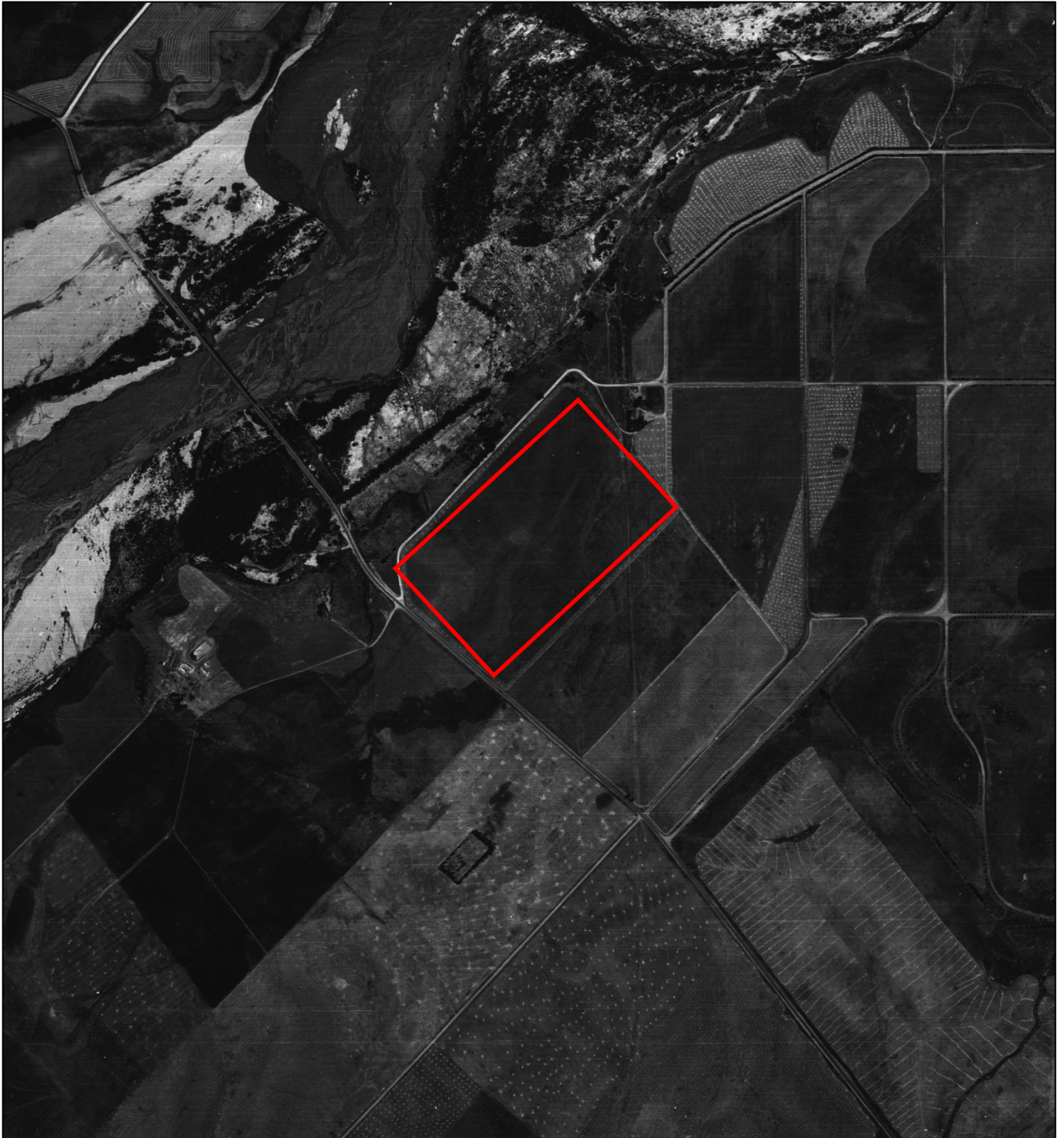
APPENDIX D

HISTORIC AND CURRENT VIEWS

Historic Photographs



1931 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1938 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1939 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1948 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1953 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1960 aerial image of the subject property and the surrounding area.
Source: Frame Finder.



1962 aerial image of the subject property and the surrounding area.
Source: Historic Aerials.com.



1965 aerial image of the subject property and the surrounding area.
Source: Historic Aerials.com.



1967 aerial image of the subject property and the surrounding area.
Source: Historic Aerials.com.



1977 aerial image of the subject property and the surrounding area.
Source: Historic Aerials.com.



1980 aerial image of the subject property and the surrounding area.
Source: Historic Aerials.com.



Hot springs with Captain Cuthbert Gully (left), 1925.
Courtesy Kevin Bash.



Original hot springs site on bluff showing Captain Gully leaning over with pipe (Gully was chief engineer under town founder Rex Clark); sitting on pipe is Rex Scripps Clark, son of Rex Clark. 1925
Courtesy Kevin Bash.



Rex Clark (second from right) with his team who would later use the hot water to serve his Norconian Resort Supreme. 1925
Courtesy Kevin Bash.



"Pump House West – Hot Springs." This building housed machinery to pump water from the hot springs to the Norconian resort. Ca. 1940s. Courtesy Kevin Bash.



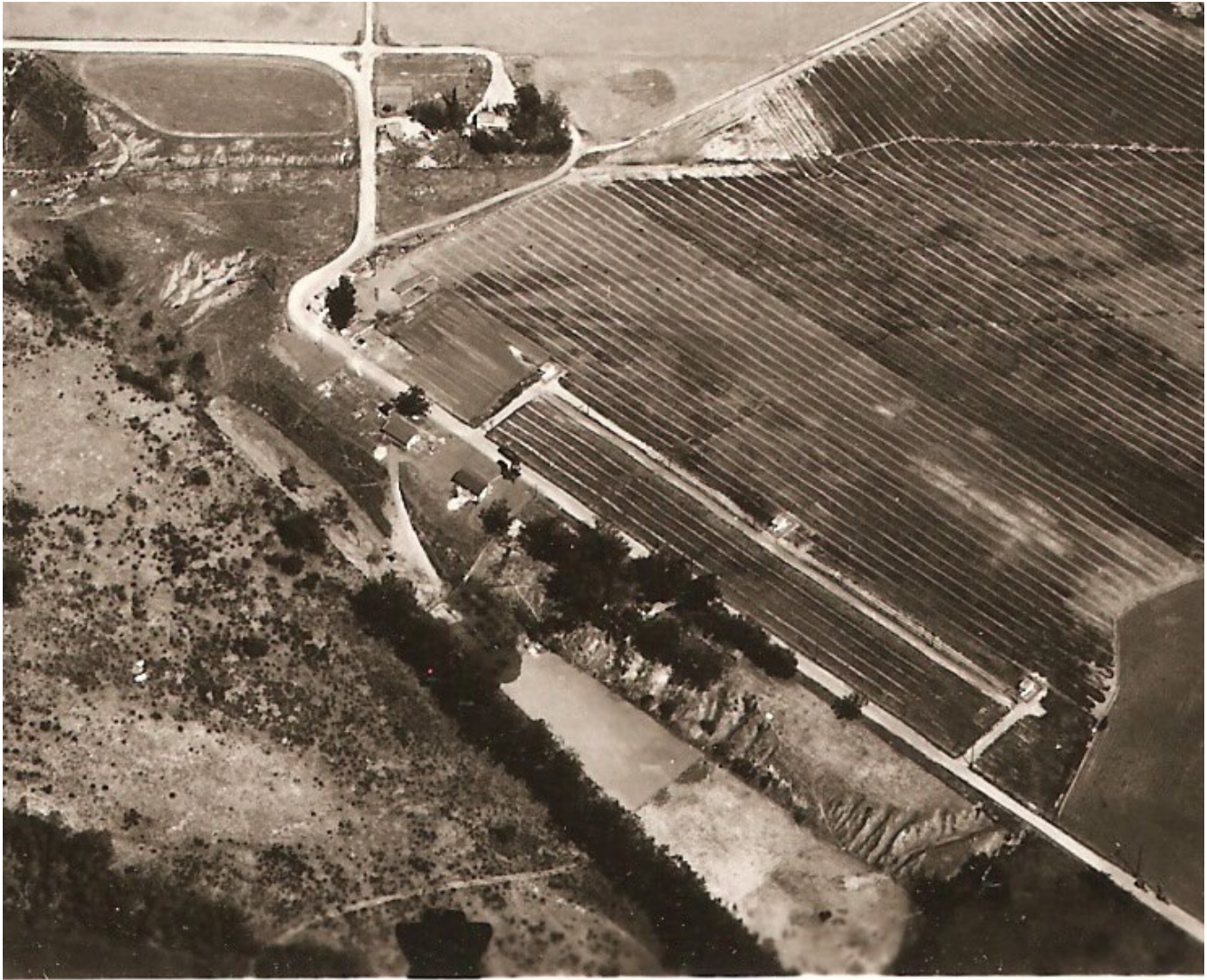
Three drilled water wells showing excavated pipeline trench looking northeasterly. SP-10948; 2-28-1946. Source: Sea Bee Archives, courtesy Kevin Bash.



View showing excavated pipeline trench from newly drilled water wells entering and following along 4th Street, looking east. SP-10949; 2-28-1946. Source: Sea Bee Archives, courtesy Kevin Bash.



Aerial view showing well site (bottom – right center) in relation to Norconian resort. Ca. 1950s.
Courtesy Kevin Bash.



Cropped version of 1950s aerial photo showing Navy well field on bluff above Santa Ana River.
Courtesy Kevin Bash.

Current Views – 2877-4400 River Road

Ranch Style, 1968



View east of the main (west) elevation.



View east of the driveway located between the main residence and dairy. The driveway provides access to the attached two-car garage.



View south of the north elevation roof line.



View south of the north elevation gable side.



View southwest of the rear (east) elevation.



View south of the enclosed patio and partial east elevation.



View southwest of the east elevation. Pole structure is visible in the background.

Milk Parlor, 1968



View east from driveway of the milk parlor's main (west) elevation. The milk parlor is located directly south of the main residence. Many post-1950s dairy properties have a circular driveway in front of the milk parlor to allow large semi-trucks easy access on and off the property.



View southeast of the milk parlor's north elevation and partial west elevation.



View southwest of the milk parlor's north elevation. The milk parlor is divided into two sections.



View northeast of the milk parlor's partial west and south elevations.



View northwest of the milk parlor's partial south and east elevations. Large silos are visible in the background.



Interior view of the milk parlor's rear section. The milk parlor was constructed in the herringbone style. The herringbone style allowed milkers to more efficiently milk cows without having to kneel because the cows were at an elevated height.



Close up of sign located in front of the milk parlor. Many post-1950s dairy properties have signs in front of their operations exhibiting the Dairy Association that they were connected to.

Barn, 1968



View east of the barn's main (west) elevation. The barn is located directly south of the milk parlor and features a coregulated sheet metal façade and roof.



View south of the barn's north elevation. A manufactured trailer is located on the north elevation of the barn and may have served as an additional residence or office.



View southwest of the rear (east) elevation and partial north elevation.



View northeast of the south elevation. A manufactured trailer is appended to the south elevation.

Ancillary Structures



View southwest of stall structure located behind the barn and milk parlor. Corrals are visible in the background.



View east of pole structure located behind the main residence. The property has three pole structures that measure over 200-feet in length and one long pole structure that extends over 1,000-feet in length. The pole structures are located directly behind the main residence.



View west of pole structure with flat roof.



View northeast from the barn area. Pole structures are visible in the background. The number of pole structures and associated farming equipment may reflect the size and productivity of dairy operations.



View south of corrals. Several corrals are visible throughout the property.



Detail view of concrete cattle loading chute located behind the main residence.



Detail view of concrete cattle loading chute located behind the main residence.



View northeast of adjacent parcel (Riverside County Assessor's Parcel No. 121-110-001). The property is mostly undeveloped and a small structure towards the far west end and a water facility towards the far east end.

APPENDIX E

DPR FORMS

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

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **2877 River Road**

Page **1** of **45**

P1. Other Identifier: Tommy Dallape & Son, Inc., Dallape Dairy

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

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

*b. USGS 7.5' Quad Corona North; Prado Dam Date 2022 T 3S; R 7W; of of Sec 11; S.B. B.M.

c. Address 2877 River Road City Norco Zip 92860

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 445252.10 mE/ 3753282.28 mN

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

The subject property is sited north of River Road on Blocks 43-50 of the Auburndale Subdivision. Identified as Riverside County Assessor's Parcel Number 121-110-003, the property is located towards the west end of the City of Norco, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 121-110-003 and consists of three historic-era buildings: a single-family Ranch style dwelling with an attached garage, a "herringbone style" milk parlor, and a warehouse / barn, addressed as 2877 River Road. Several ancillary structures / features are located directly behind the buildings which include pole structures, corrals, wells, concrete cattle loading chute, and a utility shed. The buildings are sited on a rectangular parcel, approximately 24.65 acres, located on the north side of River Road. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP2) Single-family property; (HP6) Commercial Bldg.; (HP33) Farm / Ranch

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

P5b. Description of Photo: View north of the 2877 River Road dairy parlor.

***P6. Date Constructed/Age and Source:**

-Historic: 1968-69, Building Permits

***P7. Owner and Address:**
TACRD INV, Diane L. and Thomas G. Dallape,
6 Duquesa
Laguna Niguel, CA. 92629.

***P8. Recorded by:**
Alexia Landa, B.A., Historian /
Archaeologist
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:** July 2022

***P10. Survey Type:** CEQA Review

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 2877-4400 River Road, City of Norco, CA. October 2022.

***Attachments:** NONE Location 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

Resource Name or #: 2877 River Road

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B1. Historic Name: Tommy Dallape & Son, Inc.; Dallape Dairy

B2. Common Name: 2877 River Road

B3. Original Use: Commercial / Residential-Use B4. Present Use: Commercial / Residential-Use

*B5. Architectural Style: Ranch style; Herringbone style

***B6. Construction History:**

Construction history is based on property building permits and historic and current aerial photography. In 1968, the parcel was acquired by Thomas "Tommy" J. Dallape of Los Angeles, California. Dallape commissioned the construction of a single-family residence with attached garage, milk parlor, warehouse / barn, and several ancillary structures, built by the Schaafsma Brothers, general contractors. In November of 1968, Dallape applied for two City of Norco building permits to construct a 2,213 sq. ft. single family residence with an attached 528 sq. ft. garage, a 770 sq. ft. milk parlor, and 1,032 sq. ft. barn (Permit No. 1090 and 1093). The project was valued at \$43,529.30. **See Continuation Sheet for construction history.**

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features B9a. Architect: Not Identified b. Builder: Schaafsma Brothers

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Commercial / Single-Family
Applicable Criteria Local Register / CRHR Ineligible

The 2877 River Road property does not qualify for designation under the City of Norco's Local Register and CRHR criteria. The property is not 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; Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history (**CRHR Criterion 1 / Local Register Criterion A**); it is not associated with the lives of persons important to local, California, or national history (**CRHR Criterion 2 / Local Register Criterion B**); it does not embody distinctive characteristics of a style, type, period or method of construction, or represent the work of a master, or possess high artistic values; or is a valuable example of the use of indigenous materials or craftsmanship, or represent the work of a notable builder, designer, or architect (**CRHR Criterion 3 / Local Register Criterion C and D**); further research and analysis of the subject property is unlikely to yield information important in prehistory or history of the local area, California, or the nation (**CRHR Criterion 4 / Local Register Criterion G**); it does not have a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City (**Local Register Criterion E**); Lastly, the property does not reflect significant geographical patterns, or a distinctive example of a park or community planning (**Local Register Criterion F**). **See Continuation Sheet for eligibility and integrity analysis.**

B11. Additional Resource Attributes: N/A

***B12. References:**

Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 2877-4400 River Road, City of Norco, CA. October 2022.

See Continuation Sheet for References.

B13. Remarks: None

*B14. Evaluator: Alexia Landa, B.A., Historian / Archaeologist
Urbana Preservation & Planning, LLC

*Date of Evaluation: October 2022

(This space reserved for official comments)

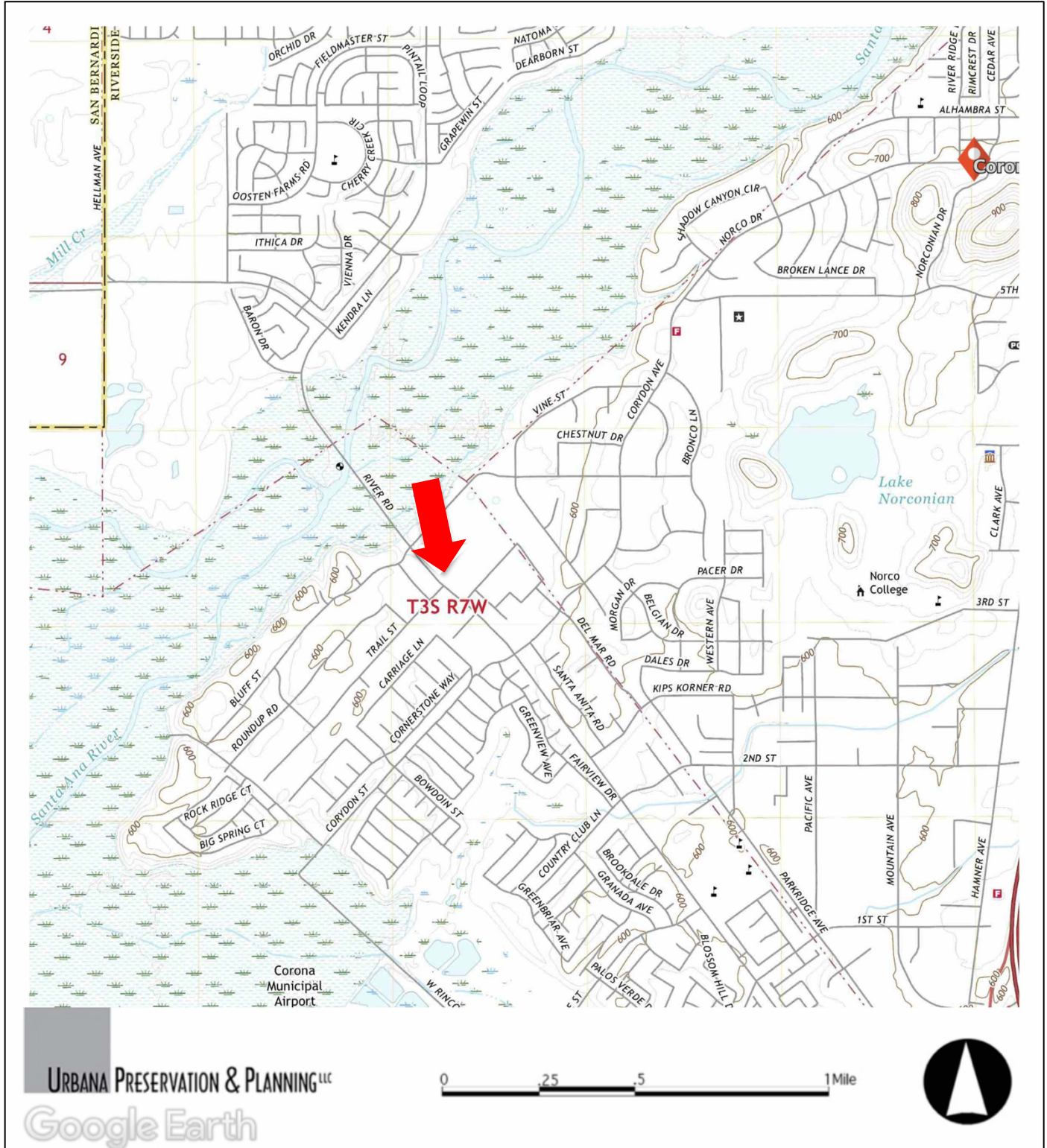


State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

*Resource Name or # (Assigned by recorder) **2877 River Road**

*Map Name: Tustin, Newport Beach USGS Quadrangle Maps *Date: 2022 *Scale: 1:24,000



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

Primary# _____
HRI# _____
Trinomial# _____

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Site Plan



Building A: 2877 River Road, Single-family residence, 1968.
Building B: 2877 River Road, Milk Parlor, 1968
Building C: Warehouse / Barn, 1968

Parcel Boundary: 

P3a. Description (Continued from page 1):

2877 River Road Current Description

The surrounding area is composed of a light residential neighborhood, with single-family housing sited on parcels ranging between 0.46 to 0.50 acres in size and commercial use properties located along River Road. All three buildings were constructed by the Schaafsma Brothers, general contractors. The architectural description for all three buildings and supporting structures located on the property are listed below.

1. Ranch Style- 1968

Constructed in 1968, the single-family residence located on the property was constructed in the Ranch architectural style with some characteristics of Northern European (Dutch) influence. The residence is located directly north of the milk parlor and warehouse / barn. The one-story dwelling has an irregular floorplan, an asymmetrical façade, and is sited on a concrete foundation. The cross-gabled roof is moderately pitched, with moderate eave overhang, boxed eaves, and topped with composite shingles. The exterior is clad in stucco painted in gray, with white accent trim on the windows and doors. Visible identifying characteristics of the Ranch style with Northern European influence include: a one-story floor plan, horizontal massing, a cross-gabled roof with moderate eave overhang, two-car garage attached by a covered breeze port, box windows, a shed roof supported by curved knee brackets, and a stucco façade with wood and stone siding.

The primary (west) elevation faces River Road and the private asphalt road that provides access to the property. The elevation is mostly clad in stucco with horizontal wood siding and stone veneer along the lower span of the elevation. A concrete pathway extends east from the asphalt road to provide access to an off-centered main entryway. The main entryway is recessed below the main roofline and features a panel wood door. To the right of the main entryway is a box window, clad in horizontal wood siding, with vinyl sliding sash units. To the left of the main entryway is a large picture window. The far north end of the elevation extends outward from the main body of the dwelling and features a gabled roof, a shed roof supported by two wood curved knee brackets, and two vinyl sliding sash units.

The north elevation faces Assessor's Parcel No.121-110-001. The elevation features a stucco façade, differing rooflines with moderate eave overhang, and has minimal ornamentation and detailing. The south elevation faces the milking parlor and features two box windows, a stucco façade and moderate roof overhang. A covered breeze port is located towards the far east end of the elevation and connects to the two-car garage.

The rear (east) elevation faces a small, enclosed patio and the pole structures located on the property. The elevation has an asymmetrical façade, is clad in stucco, and features vinyl sliding sash window units and sliding glass doors. The far south end of the elevation extends outwards from the main body of the dwelling and features a gable roof, a small aluminum sliding sash window, and a flush door painted in gray. To the right of the bump out, are two vinyl sliding glass doors and concrete steps, and two vinyl sliding sash windows. To the far north end of the elevation is a single vinyl sliding sash window.

The attached two-car garage located towards the east elevation faces the milk parlor. The garage features two paneled overhead doors, a gabled roof with moderate eave overhang, topped with composite shingles, and a stone veneer along the lower span of the west elevation.

2. Milk Parlor, 1968

Constructed in 1968, the milk parlor located on the property is a "herringbone style" parlor and features some characteristics in the Ranch architectural style with some Northern European influences. The parlor is flanked

to the north by the single-family residence and to the south by the warehouse / barn. The one-story parlor has a rectangular floorplan, an asymmetrical façade and is sited on a concrete foundation. The front gabled roof is high pitched with a moderate eave overhang and topped with wood shingles on the front and metal sheeting to the rear. The exterior has concrete walls painted in gray with a stone veneer along the lower span of the main elevation. The milk parlor is divided into two sections, which includes a front section that houses the milk storage / cooling tanks, and the rear section consists of the two lines of stalls flanking a central alley. Visible characteristics in the Ranch style with Northern European influences include: a stone veneer along the lower span of the building, large aluminum windows, and a "pyramid" roof design.

The primary (west) elevation of the milk parlor faces River Road and the private asphalt road that provides access to the property. A concrete circular driveway is located in front of the parlor, which was utilized by large semi-trucks to enter and exit the premises. The elevation is dominated by the high pitched "pyramid" roof design. A stone veneer extends along the lower span of the elevation. The off-centered main entryway once featured aluminum glass doors that are no longer attached. To the right and left of the main entryway are two large aluminum multi-pane fixed windows.

The north elevation faces the single-family residence. The elevation has an asymmetrical façade and features a concrete façade painted in gray, aluminum multi-pane windows, and a rear and front section divided by a breeze port. The far east end of the elevation is the rear section of the parlor which once housed the equipment that was utilized to milk the cows. This section features a concrete façade painted in gray and louvered shutters for ventilation, and a gabled roof topped with metal sheeting. The south elevation faces the warehouse / barn and is similar in appearance to the north elevation. The far west end of the elevation features an industrial overhead door and a single aluminum multi-pane window. Ancillary features are visible along this elevation and include two metal silos and cylindrical metal tank.

The rear (east) elevation faces an enclosed concrete feature and was likely the area where cows were held and washed prior to entering the parlor. The elevation is mostly obscured by the concrete feature and has minimal ornamentation and detailing.

3. Warehouse / Barn, 1968

Constructed in 1968, the warehouse / barn located on the property is a simple utilitarian structure with minimal ornamentation and detailing. The structure is located directly south of the milk parlor. The exterior and roof is clad in corrugated sheet metal. The barn features an overhead door, flush doors, and a single vinyl sliding sash window located on the rear (east) elevation. The south elevation appears to be an addition that was attached to the existing structure between 1977 and 1980. The addition first appears on a 1980 aerial of the surrounding area.¹ Along the north elevation is a manufactured trailer that first appears in a 1977 aerial. The manufactured trailer may have served as an additional residence or office.

4. Ancillary Structures / Features

Several ancillary structures / features associated with dairy operations are located on the subject property and were constructed in 1968. Ancillary structures include: pole structures, silos, corrals, utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute. These resources are laid out behind the main residence and milk parlor and aligned in a geometrically perpendicular spaced fashion. Several corrals are visible throughout the property. A partially open utility shed is located east of the warehouse / barn. The shed is clad in corrugated sheet metal siding and roofing. There are three individual

¹ Historic Aerials.com
DPR 523B (9/2013)

CONTINUATION SHEET

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pole structures located to the far north end of the parcel approximately 200-feet in length, and one long pole structure approximately 1,000-feet in length. The pole structures are made of wood and consist of a series of evenly spaced large poles that support a gable or a flat roof and are topped with corrugated sheet metal. The

number of pole structures may reflect the size and productivity of the dairy operations. The purpose of these structures was to shelter the cattle from the sun and to cover stacks of hay or house farm equipment. In post 1950 dairy properties, pole structures are almost always located directly behind the milk parlor and residence. Two large metal silos are located towards the south elevation of the milk parlor. A concrete cattle-loading chute is located directly behind the main residence.

Current views of the property are included on the following page.

Ranch Style, 1968



View east of the main (west) elevation.



View east of the driveway located between the main residence and dairy. The driveway provides access to the attached two-car garage.



View south of the north elevation roof line.



View south of the north elevation gable side.



View southwest of the rear (east) elevation.



View south of the enclosed patio and partial east elevation



View southwest of the east elevation. Pole structure is visible in the background.

Milk Parlor, 1968



View east from driveway of the milk parlor's main (west) elevation. The milk parlor is located directly south of the main residence. Many post-1950s dairy properties have a circular driveway in front of the milk parlor to allow large semi-trucks easy access on and off the property.



View southeast of the milk parlor's north elevation and partial west elevation



View southwest of the milk parlor's north elevation. The milk parlor is divided into two sections.



View northeast of the milk parlor's partial west and south elevations.



View northwest of the milk parlor's partial south and east elevations. Large silos are visible in the background.



Interior view of the milk parlor's rear section. The milk parlor was constructed in the herringbone style. The herringbone style allowed milkers to more efficiently milk cows without having to kneel because the cows were at an elevated height.



Close up of sign located in front of the milk parlor. Many post-1950s dairy properties have signs in front of their operations exhibiting the Dairy Association that they were connected to.

Barn / Warehouse, 1968



View east of the barn's main (west) elevation. The barn is located directly south of the milk parlor and features a coregulated sheet metal façade and roof.



View south of the barn's north elevation. A manufactured trailer is located on the north elevation of the barn and may have served as an additional residence or office.



View southwest of the rear (east) elevation and partial north elevation.



View northeast of the south elevation. A manufactured trailer is appended to the south elevation.

View of the north and east elevations of the property; 1720 East Garry Ave.

Ancillary Structures



View southwest of stall structure located behind the barn and milk parlor. Corrals are visible in the background.



View east of pole structure located behind the main residence. The property has three pole structures that measure over 200-feet in length and one long pole structure that extends over 1,000-feet in length. The pole structures are located directly behind the main residence.



View west of pole structure with flat roof.



View northeast from the barn area. Pole structures are visible in the background. The number of pole structures and associated farming equipment may reflect the size and productivity of dairy operations.



View south of corrals. Several corrals are visible throughout the property.



Detail view of concrete cattle loading chute located behind the main residence.



Detail view of concrete cattle loading chute located behind the main residence.

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B6. Construction History (Continued from page 2):

The dwelling was constructed in the Ranch architectural style. The building permits indicate that the home was constructed as a standard one-story residence, with an irregular floorplan atop a concrete foundation. The dwelling featured a stucco façade with wood-siding and a stone veneer, and a cross gabled roof topped with wood shake shingles. The fenestration likely consisted of aluminum sliding sash windows which was common in post 1950 dairy properties. The attached garage was connected to the main residence by a breezeway. The milk parlor was constructed in the “herringbone style” with a reinforced concrete exterior, a front and rear section separated by a breezeway, a roof topped with wood shake shingles, and a concrete foundation. The barn / warehouse featured a rectangular floorplan and was clad in corrugated sheet metal. Several ancillary structures / features were constructed directly behind the main residence and milk parlor and include pole structures, silos, corrals, a utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute.

Between 1968 and 1969, Mr. Dallape applied for several electrical and plumbing permits (Permit No. 0919, 0718, 0920, 0720, 1029, 0868). In March of 1969, a permit was submitted to construct a concrete masonry unit garden wall (Permit No. 1272). The building permit does not identify where the wall was constructed but it was likely built behind the main residence. In 1970, Mr. Dallape applied for a second permit to construct a concrete masonry unit garden wall (Permit No. 1668). Between 1977 and 1980, an addition was added to the south elevation of the warehouse / barn. A manufactured trailer was also added to the property along the north elevation of the warehouse / barn that first appears in a 1977 aerial. A permit was not identified for both additions. In 2004, a permit was submitted by Theresa Dallape, the wife of Mr. Dallape, to reroof the main residence (Permit No. 2004BD0108). The wood shake shingles were replaced with composite shingles. This was the last permit submitted for the subject property.

Over the years, the original fenestration on the main residence was removed and replaced with vinyl sliding sash units at an unidentified date. No other alterations or additions were identified on Riverside County Assessor’s Parcel No. 121-110-003.

See **Table 1** on the following page for permit history.

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 DEPARTMENT OF PARKS AND RECREATION
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Table 1. Permit History*

Date	Permitted Work	Permit Issued to
11/18/68	Building Permit-Grading (Permit #1091)	Owner: Tommy Dallape Contractor:Schaesma Bros. Cont.
11/20/68	Plumbing (Permit #0919)	Owner: Tommy Dallape Contractor:Schaesma Bros. Cont.
11/20/68	Building Permit- SFD & Garage (Permit #1090)	Owner: Tommy Dallape Contractor:Schaesma Bros. Cont.
11/20/68	Building Permit- Commercial Dairy Barn 770sq ft Milk House; 1032 sq. ft. Barn (Permit #1093)	Owner: Tommy Dallape Contractor:Schaesma Bros. Cont.
11/20/68	Electrical (Permit #0718)	Owner: Tommy Dallape Contractor: Not Listed
11/20/68	Plumbing (Permit #0920)	Owner: Tommy Dallape Contractor:Anderson
11/20/68	Electrical (Permit #0720)	Owner: Tommy Dallape Contractor: Dentama
4/7/69	Plumbing (Permit #1029)	Owner: Tommy Dallape Contractor: Anderson Plumbing
5/23/69	Electrical (Permit #0868)	Owner: Tommy Dallape Contractor: Wright Manufacturing
6/11/69	Building Permit- Garden Wall (Permit #1272)	Owner: Tommy Dallape Contractor:Not Listed
11/17/70	Building Permit-Erect Concrete Garden Wall (Permit #1668)	Owner: Tommy Dallape Contractor: Not Listed
1/27/04	Reroof Permit (Permit #2004BD0108)	Owner: Theresa Dallape Contractor: 21st Century Roofing

B10. Significance (Continued from page 2):

Historic Overview of the City of Norco

Norco is a city in western Riverside County, located along the upper watershed of the Santa Ana River, approximately 50-miles east of Los Angeles. The city is neighbored to the north by the Cities of Eastvale and Chino, to the south by the City of Corona, to the east by the City of Riverside, and to the west by the Prado Regional Park. Named for its northern proximity to Corona, Norco's history overlaps with the history of Corona and Riverside. All three cities formed out of the Santiago de Santa Ana land grant owned by the Yorba family from 1810 forward.² The Chino Basin extends through much of the southwestern end of San Bernardino County extending into Norco and the Prado Basin. The city encompasses approximately 14.28 square miles, and is framed by the San Gabriel, San Bernardino, and San Jacinto Mountain range to the north, northeast, and east of the city. The area is characterized primarily as a "bedroom community" with most of its residents commuting to jobs in larger neighboring cities such as Riverside, Los Angeles, and Orange County. The main transportation corridor that intersects the city in a north-south orientation is Interstate 15.

Prior to European settlement, the area that comprises Norco was traditionally occupied by the native Gabrieliño people. The Gabrieliño's ancestral lands extended through much of the Los Angeles basin and part of Orange County, as well as several offshore islands. They lived in permanent villages located along major waterways, as well as in sheltered areas along the coast. Gabrieliño houses were domed, circular structures made of thatched local vegetation. They traded widely with neighboring peoples such as the Cahuilla, Chumash, Kawaiisu, and Chemehuevi. Anthropologists believe that at their peak the Gabrieliño were one of the largest populations of indigenous peoples in the North American continent. In 1977, an archaeological site was identified in the project area. However, recent (2018) archaeological work and investigations did not reveal any archaeological resources considered eligible for the CRHR.³

In the late 18th century, European exploration of the region commenced during the Spanish occupation of California. In 1769, California was settled by the Spanish as the northernmost outpost in the New World known as Alta California. As Spanish exploration of Alta California increased, Franciscan missionaries, such as Father Junipero Serra, were sent to colonize and Christianize the indigenous populations. Missionaries selected lands located near major water sources and with ample land for agriculture. With the establishment of the mission system, an economy of agriculture, ranching, and trade emerged. Each mission owned several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.⁴

Mission San Gabriel's dominance is evident throughout the surrounding regions, including the area of present-day Norco, with much of the area being utilized as ranch land. In 1771, Father Francisco Garces was the first identified European to travel through the area on behalf of Mission San Gabriel in search of potential mission locations. Garces, a Spanish Franciscan missionary, conducted extensive explorations of the Mojave Desert, Colorado River, Gila River, including the Grand Canyon. Although the area that would become Norco was never officially incorporated as part of the mission system, Mission San Gabriel utilized the area for

² K. Bash and A. Bash, *A Brief History of Norco*, (Charleston, South Carolina: The History Press, 2013), 15.

³ "City of Rancho Cucamonga History: Portal to the Past," *ArcGIS*, July 30, 2020.; Pierce College Council, "Anti-Racism," Feb 10, 2022. For the archaeological site, see David Brunzell and Joseph Orozco, *Cultural Resources Assessment, California Register Eligibility Evaluation, The Norco Water Project* (Claremont, CA: BCR Consulting LLC, 2018), 8-9.

⁴ S. Robert Aiken, *The Spanish Mission of Alta California Rise, Decline, and Restoration* (US: International Society for Landscape, 1983).

grazing cattle. In 1818, Leandro Serrano was identified as the first non-Native to settle in the vicinity of Norco. Serrano was permitted by Mission San Gabriel to graze animals in the area, in exchange for protecting the mission's land holdings from Indian unrest.⁵

In 1822, following the Mexican War of Independence, California mission lands were confiscated by the Mexican government and later redistributed to political allies. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as *diseños*, that roughly delineated the boundaries of each grant.⁶ New landowners were required to construct a residence within a year of petitioning for the requested lands, leave public roads intersecting the rancho open for travel, and use lands for grazing or cultivation.⁷

In 1846, Mexican Governor Pio Pico granted Rancho La Sierra to Bernardo Yorba and his sister-in-law Vicenta Sepulveda Yorba.⁸ Yorba was the son of Maria Josefa Grijalva and José Antonio Yorba, one of the first Spanish soldiers to arrive in California. Vicenta was the widow of Yorba's older brother, Tomás, who died in 1845. Rancho La Sierra encompassed a total of 17,774-acres and extended through the western end of Riverside County, including the present-day Cities of Corona and Norco. The rancho was neighbored to the north by Rancho El Rincon (owned by Yorba) and Rancho Jurupa. The land was divided amongst the two, with Yorba receiving the western half and Vicenta receiving eastern half of the rancho.⁹ Vicenta's portion of the Rancho would be named Rancho La Sierra Sepulveda. Yorba's portion of the rancho would be known as Rancho La Sierra Yorba and was one of many ranchos under his ownership. The present-day City of Norco would later encompass a portion of Rancho La Sierra Yorba and Rancho La Sierra Sepulveda. Following the end of the Mexican-American War in 1848, Mexican land grants were honored by the U.S. courts as per the Treaty of Guadalupe Hidalgo. Although the treaty assured landowners that their land claims would be honored, Congress passed the California Land Act, which created a board to review all Spanish and Mexican era land grants to determine if they were valid. Grantees were required to present proof of ownership and a legal survey map that established and marked the boundaries of the rancho. Settlement of land titles was more often than not a lengthy and complicated process, even in cases where landowners had plenty of supporting documents. As a result, rancho owners incurred large amounts of legal fees to present their cases. Many lost their lands within the first decade or sold portions of their ranchos to pay for legal fees.

By the 1870s, both the Yorba and Sepulveda families had parted ways with the large tracts of the ranchos. A large tract of Rancho La Sierra Yorba was sold to the South Riverside Land and Water Company in the late 1880s. The company was founded in the town of South Riverside, which would later become the present-day City of Corona. In 1887, 2,300-acres of the company's land was sold to land developer W. H. Jameson and his associates to create the Auburndale Colony.¹⁰ Following the transaction Jameson established the Auburndale Town and Land Company. The new townsite was established along the eastern end of the former Rancho La

⁵ Kevin Bash, et. al., *A Brief History of Norco* (SC: Arcadia Publishing, 2013); City of Norco, *Historic Resources Survey Pre-1946*, vol 1. 2012.

⁶ Calisphere, "Decline of the Mission System," <https://calisphere.org/exhibitions/essay/3/missions-ranchos/>. Accessed July 2022.

⁷ California Ranchos, "Becoming the Owner of a California Rancho," <https://factcards.califa.org/ran/owner.html>. Accessed July 2022.

⁸ K. Bash and A. Bash, *A Brief History of Norco*, (Charleston, South Carolina: The History Press, 2013), 17.

⁹ OC History Land, "Yorba Family Ranchos," <https://www.ochistoryland.com/yorbaranchos>. Accessed July 2022.

¹⁰ *Press and Horticulturist*, October 8, 1887.; John Brown, et. al., *History of San Bernardino and Riverside Counties* (NY: Western Historical Association, 1922).

https://www.google.com/books/edition/History_of_San_Bernardino_and_Riverside/LmoUAAAAYAAJ?hl=en&gbpv=1&bsq=Auburndale%20.

Sierra Yorba, and towards the west end of the present-day City of Norco. The townsite extended between present-day Bluff Street, Corydon Street, Vine Avenue, and Stage Coach Drive. The Santa Ana River was located directly northwest of the town and the tracks of the Pomona, South Riverside & Elsinore Railway intersected the area in a northwest-southeast orientation. At this time, the town was part of San Bernardino County. The area was subdivided into rectangular parcels backed into a central alleyway. Streets were laid out in a north-south and east-west orientation and named after the businessmen and agricultural crops the company promoted. On the southwest corner of present-day Bluff Street and River Road (then River Street), a park and reservoir were constructed known as the Auburndale Park. Within a year, a hotel, a company office, and several houses were constructed in the townsite. Auburndale was promoted in newspaper publications as a scenic fertile area with a reliable water supply and as the "most promising new town in Southern California."¹¹

Despite the publicity the new town received, it was not a great success and never flourished as Jameson and his associates had hoped. While land was eventually sold, much of it was retained by buyers for investment purposes and not settled immediately. Most of the land purchased was later resold in smaller parcels. By early 1889, promotional advertisements of the new town all but ceased.

In 1893, Riverside County was formed from parts of San Bernardino and San Diego Counties. Within the first few years of Riverside County's formation, it experienced exponential growth and development. By 1896, the population of Riverside was 18,889. Much of the growth that occurred in the newly formed county was located in areas such as Corona, Riverside, and Temecula, while development in the area that would become Norco was relatively stagnant and predominately utilized for dry-farming operations. In 1897, the *Riverside Independent Enterprise* reported that Auburndale had 1,520-acres of barley and 800-acres of wheat. In addition to dry-farming operations, citrus was another main crop that was cultivated in the area, however it failed to take off.¹²

Between the late 1890s into the early 1900s, little information is known about the Auburndale Colony and the remaining area that comprises the present-day City of Norco. The area experienced several failed attempts to develop into a productive agrarian community and passed through several ownerships. By 1896, Auburndale appears to have been under the ownership of the Pacific Mutual Life Insurance Company and was regarded as a tract of South Riverside, which would be renamed to the town of Corona in 1896.¹³ In 1898, seventy acres of the Auburndale Colony was deeded to J. F. Moulton and H. H. Praed by the Pacific Mutual Life Insurance Company.¹⁴ The *Los Angeles Daily Herald* reported that the businessmen planned to improve the tract by planting olive trees, however it is unknown if this was ever achieved. In 1901, with little development occurring in the Auburndale townsite, Auburndale Park was sold and utilized for ranching purposes.¹⁵ While the population of the area was small, a transmission line and powerhouse was constructed by the Riverside Power Company to provide electricity to the area's residents in 1903. However, shortly after the line's construction, the plant known as Pedley Powerhouse, was deemed unreliable and later discontinued.

In 1908, the *Los Angeles Times* reported on the sale of a portion of the former Rancho La Sierra Sepulveda.¹⁶ Sections of the rancho located west of the Norco Hills ridgeline were purchased by George E. Pillsbury and

¹¹ *Press and Horticulturist*, November 19, 1887.

¹² *Riverside Independent Enterprise*, March 7, 1897.

¹³ *Los Angeles Daily Herald*, June 18, 1898.; John Foster, *Archaeological Assessment of 11 Historical Sites in the Prado Basin* (CA: Greenwood Associates, 1996).

¹⁴ *Los Angeles Daily Herald*, June 18, 1898.

¹⁵ *Riverside Independent Enterprise*, October 10, 1901

¹⁶ City of Norco, *Historic Resources Survey Pre-1946*, vol 1. 2012.

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Willits J. Hole. By 1910, additional investors purchased land in the area. During the 1910s, a series of subdivisions were plotted known as La Sierra Heights. Lots were divided into small to medium parcels for farming. The earliest division of lands were subdivided by the Citrus Belt Land Company as the Orange Heights Tract 1 and 2.¹⁷ The company created the Orange Heights Water Company to provide water to its tracts. The company's lands were promoted as the "ideal location for growing citrus"; however, it was unsuccessful due to unfavorable soil and climatic conditions. Eventually much of the company's citrus trees were replaced with other crops, such as deciduous fruits and row crops. While the area did experience some development, it would not experience substantial growth until the early 1920s.

By the 1920s, following several ownerships, Rex B. Clark, a land developer originally from Detroit, Michigan, purchased the struggling community.¹⁸ Clark took a different approach to the development of his lands from that of the Citrus Belt Land Company. He envisioned a utopian settlement largely independent of the services of an outside city. His goal was to create a thriving agricultural community replete with several amenities such as general stores, restaurants, a movie theater, and small getaway homes located towards the peripherals of the town.

On May 13, 1923, the town of Norco was founded by Clark. Norco is a portmanteau of "North Corona" and was comprised of five subdivisions surrounding a village center containing a general store, gasoline station, and the Norco Garage. A manufacturing district was established complete with a warehouse, plumbing shop, pipe-making facility, concrete block-manufacturing operation, machine shop, lumber yard, and construction department. Here residents of Norco could arrange to have homes built, buy a prefabricated chicken coop, purchase irrigation pipes, buy a tractor or have one repaired. Groceries, clothing, hardware, dry goods, auto parts, and other essentials were available in the Norco Store. Residents dined at the Norco Grill, attended community gatherings at a meeting hall and patronized the library which was run by volunteers from the Women's Progressive Club. Upham's Drug Store was located next to the North Corona Land Company office and the Orange Heights Water Company. South of these buildings was a pavilion where residents and farmers gathered for community events. To the west of the pavilion was the Norco School which operated from 1924 to 1947. The Norco School is now the Norco Community Center.¹⁹

Norco was considered to be remote, so Clark built a 38-foot-tall lighthouse with a powerful revolving light to draw attention to his remote community. The lighthouse, which became the symbol of Norco, was located on top of a hill near the center of town called Chocolate Drop Mountain. Today the hill is known as Beacon Hill. Clark organized an elaborate grand opening for the town on May 13, 1923. He ensured that all essential services to support Norco were in place before the grand opening. "Despite threatening weather approximately 5,000 visitors motored to this district....and enjoyed a program which included band concerts, contests of various kinds, speeches and fireworks."²⁰

Clark was persuasive with his vision. Many people moved to Norco and built modest homes, planted gardens, and raised chickens or rabbits. Instrumental in the success of its residents, Clark provided markets to distribute their farm products to other communities. To help inexperienced farmers hone their skills, Clark established demonstration farms where people were taught about raising chickens, growing food, and bringing their products to market. Property owners held shares in the Orange Heights Water Company and

¹⁷ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

¹⁸ Norco Area Chamber of Commerce & Visitors Center, *A Brief History of Norco*, Website: <https://www.norcoareachamber.org/norco-history.html>. Accessed July 2022.

¹⁹ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

²⁰ "Norco Draws Big Crowd at Opening," *The Los Angeles Times*, 20 May 1923, V13.

helped set its rates. Horses were a significant part of Norco's everyday life and used for transportation, recreation, and farming. Trees lined many streets creating trails for equestrians, a forerunner of the 140 miles of horse trails which exist in Norco today.²¹

In 1924, while drilling for water, Clark discovered a hot mineral spring. He saw this as an opportunity to develop a resort and announced his plans to build a \$1.5 million-dollar resort in Norco. Architect Dwight Gibbs designed the Norconian Resort in the Mediterranean style. The resort comprised over 700 acres and included a 250,000-square foot hotel, a 60-acre lake, two Olympic-sized swimming pools, a pavilion, a tea house, chauffeur's quarters, a large auto garage, an 18-hole golf course, and many other amenities including exercise facilities. The Norconian opened on February 2, 1929, just months before "Black Tuesday." The resulting stock market crash marked the beginning of the Great Depression. During the 1930s, the depressed economy and impoverished surroundings caused the resort to lose money from the beginning. In 1941, the US Navy purchased the resort for \$2 million and expanded it into a premier World War II-era hospital. Significant advances were made in the treatment of tuberculosis, malaria, and polio. Additions to the resort expanded its capacity from 500 to over 4,000 patients. Today, the grounds of the Norconian Resort are divided between a weapons research facility and a state prison. Most of the resort remains intact and in 2000 it was listed on the National Register of Historic Places.²²

Norco grew significantly after World War II, however, instead of large-scale developments, small subdivisions were established and multi-acre lots continued to be divided into smaller parcels. In 1959, the California Highway Commission identified the route between Devore and Corona for the future Interstate 15. The highway received its interstate designation in 1972 when it connected with the route that spanned from Mexico to Canada. Improved transportation systems made it easier for residents to shop outside of Norco. By 1960, the Norco general store was vacant and deteriorating.

Beginning in the 1950s, horses owned by ranches in Norco began participating in races, rodeos, and horse shows. Real estate developers began catering to horse owners during the mid-1960s. The JR Spread subdivision on Second Street advertised half-acre "ranchettes" with large, ranch style homes and individual horse corrals. The subdivision also featured a regulation-sized riding ring for community use.²³ It was during this period that Norco became known as "Horsetown USA." Norco was incorporated as a city in 1964. The Western-themed, horse-friendly city, established a half-acre minimum for housing lots, which maintained the community's low population density and controlled growth.²⁴

Agriculture and Animal Husbandry, 1887-1960s

During the initial development of the area, the local economy was primarily based on the cultivation of dry-farming crops, such as alfalfa, grain, barley, and wheat.²⁵ Early dry-farming operations were mostly centered along the western boundaries of the present-day city of Norco, in the proposed town of Auburndale, within proximity to the Santa Ana River. In 1887, *Press and Horticulturist* reported that several hundred acres of alfalfa were being grown in the Auburndale Colony.²⁶ While Auburndale was not one of the top grain producing areas in the newly formed Riverside County, its acreage in both barley and wheat exceeded that of the larger Riverside townsite, located directly northeast of the Santa Ana River. By 1897, the area had a total of

²¹ City of Norco, *Historic Resources Survey Pre-1946*, vol 1. 2012.

²² Tibbet, Goodwin and Thorton, 12-13.

²³ "Norco Project Offers Real Western Tableau," *The Los Angeles Times*, 27 June 1965, H9.

²⁴ K. Warner and H. Molotch, *Building Rules: How Local Controls Shape Community Environments and Economies* (Boulder, Colorado: Westview Press, 2000), 46, 49.

²⁵ Kevin Bash, et. al., *A Brief History of Norco* (SC: Arcadia Publishing, 2013).

²⁶ Ibid.

2,400 acres of land dedicated to the cultivation of barley and wheat, compared to Riverside which had a total of 500 acres.²⁷

In the mid-1890s, citrus was added to the area's local economy by early developers in an effort to encourage settlement. In 1896, the San Jacinto Land Company purchased the land south of First Street, along the southern boundaries of the City of Norco. Since citrus operations had proven to be very successful agricultural ventures in Corona, the company decided to plant an orange grove on their newly acquired property. To facilitate agricultural operations, the company installed the first irrigation system in the area, utilizing the force of gravity to bring a flow of water via a canal from the southern part of Corona.²⁸ However, citrus operations were unsuccessful due to the valley's low sea level elevation and its proximity to the Santa Ana River which left groves vulnerable to frost. After ten years of oranges freezing due to these conditions, the groves were pulled out. Although citrus operations initially failed, the company's water conveyance system enabled expansive fields of alfalfa and barley to thrive and become more commercially viable since they were no longer relying on rainwater for irrigation. These fields produced high-quality alfalfa and barley for California into the 1950s. The canal eventually collapsed, and strategically placed wells eventually provided the steady source of water for Norco's agricultural industry.²⁹

By the early 20th century, agricultural operations extended north towards the future townsite of Norco. Following the sale of nearly 18,000-acres of the Stearns Rancho to Willits J. Hole and George E. Pillsbury in 1908, the land was later subdivided into farm lots ranging between 7.4-acres to 35.58-acres under the Citrus Belt Land Company.³⁰ The company was named Citrus Belt because the owners were convinced the area was ideal for the cultivation of lemons and oranges despite failed attempts only a few years earlier. A 93-lot subdivision was established by the company that extended north from First Street to Parkridge Avenue and from the Santa Ana River to Hillside Avenue. Two large nursery buildings were constructed as well as several thousand acres of citrus groves and orchards. By 1909, advertisements for the Riverside Orange Heights Tract first appeared in the *Los Angeles Times* with the title "Best Orange and Lemon Lands." Citrus lots were selling for \$200 to \$350 per acre while alfalfa lands were offered for \$125 to \$175 per acre.³¹ In addition to citrus, it was reported that the area produced tomatoes, watermelons, olive, peaches, apricots, pears, and a "few apples."³²

To facilitate agricultural operations, the Orange Heights Mutual Water Company was formed to provide irrigation and domestic water needs for the Citrus Belt Land Company's tracts. "The Orange Heights Water Company supplied water from wells, with the distribution of water accomplished through discharge mains, booster stations, nine earthen open-air storage reservoirs, and two wooden tanks located at higher elevations. Water pressure in the system ranged from 5 to 65 pounds with most end users receiving water at very low pressures."³³ Since the area had a reputation for being susceptible to frequent flooding and frost, eucalyptus trees were imported to serve as wind breaks and planted throughout the new development.

Despite the endeavors taken by developers to transform the area into a prosperous agricultural community, efforts fell short. Large quantities of fruits and vegetables produced by farmers overwhelmed local markets,

²⁷ *Los Angeles Daily Herald*, April 25, 1897.

²⁸ Bash, *Brief*, 2013.

²⁹ Bash and Bash, 2013, 19-22.

³⁰ Bash, *Brief*, 2013.

³¹ Advertisement, *The Los Angeles Times*, 23 March 1909, II-10.

³² Bash, *Brief*, 2013.

³³ B. Wilkman, *Historic Resources Context Statement, 1946 – 1966, City of Norco, Riverside County, California* (Riverside, California: Wilkman Historical Services, 2012), 14.

forcing them to transport the remainder to Los Angeles which proved to be costly.³⁴ Local merchants complained about the overabundance of one crop and of having to ship in others since local farmers failed to grow them. Additionally, merchants complained that the produce from the Citrus Belt was not only inferior but more costly than other fruits and vegetables shipped from Los Angeles.³⁵ In 1916, the Corona Farms Center was formed in an effort to help establish local market needs and to produce a more desirable product. However, the area would not see commercial success until the arrival of Rex Clark in the early 1920s.

By the 1920s, the agricultural economy of the area was largely based on the poultry industry. In October of 1920, the *Corona Daily Independent* reported that over eight hundred acres of land was purchased by Rex B. Clark, the founder of Norco. Following the transaction, Clark quickly gained control of the Citrus Belt's land interests, renaming it the North Corona Land Company (NCLC).³⁶ He would later go on to establish the self-sustaining town of Norco. Since Clark was aware of the area's past failed attempts in agriculture and its vulnerability to the Santa Ana winds and frost, he attended a series of lecture on the commercial cultivation of poultry.³⁷ While not entirely giving up on produce, he realized the economic viability in transforming his new development into a major poultry center.

By late 1923, newspaper publications advertised the area's poultry ranches, and Clark's idea that even people with no farming experience could make a comfortable living on two acres and 1,000 hens with advertising lines like "Poultry Pays in Norco" and "A Norco 'Nest Egg.'"³⁸ Clark also hired a full-time poultry expert to offer advice to new chicken farmers and sold prefabricated chicken coops that could be assembled in days. Many people bought into this idea, and in 1924, with the help of the North Corona Land Company, over 30 poultry farmers joined together to form the Norco Poultry Association.³⁹ By 1926, hens in Riverside County were bringing in over \$2.6 million a year, with Norco housing twelve percent of all the hens in the county.

While the poultry business continued into the 1930s, a small number of farmers continued to grow a of variety crops, though unsuccessfully. Despite the advice of the local farm bureau to focus on one or two crops, farmers grew a variety of produce in small amounts that none of their harvests were profitable beyond their value as a backyard garden.⁴⁰ In larger agricultural operations, farmers continued to make the same mistake of growing the exact same crop which flooded the local market and drove prices down. However, there were farmers who did experience some financial success in producing watermelons, blueberries, potatoes, and lettuce. One of these farmers was Walter Knott who established a nursery with his cousin Jim Preston, once located at the southeast corner of Third Street and Hillside Avenue.⁴¹ He planted 10-acres of blueberries and used chicken manure to fertilize his crop. Knott would later go on to establish the Knott's Berry Farm theme park in Buena Park, California. By 1945, vegetable and fruit farms were all but extinct in Norco, and most of the orchards and groves had been pulled out. Alfalfa production continued until the mid-1950s.

In the 1950s and 1960s, efforts to preserve Norco's rural setting led to pressures to get rid of large-scale commercial agricultural operations and large-scale suburban development. Following World War II, Southern California, including Norco, experienced a population increase that would create a desperate need for housing. Developers turned to Norco and applied pressure to the County Board of Supervisors to rezone

³⁴ Bash, *Brief*, 2013.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Advertisements, *The Los Angeles Times*, 29 October 1923, l3; 24 April 1927, K15.

³⁹ "Subdivisions and Subdividers: Poultry-Men Organize," *The Los Angeles Times*, 27 January 1924, D10.

⁴⁰ Bash, *Brief*, 2013.

⁴¹ Ibid.

former agricultural lands to allow for the construction of large-scale tract housing to accommodate the growing population. However, developers were met with resistance mostly by Rex Clark who owned and controlled much of the undeveloped property in Norco. Developers found ways around the obstacles by annexing lands outside of Clark's community boundaries to the City of Corona and by buying lands from residents.

By the 1960s, new developments were constructed along former agricultural lands, bringing with it a new kind of resident. The new residents were "highly educated" and had little interest in participating in poultry operations. Many of the newly arriving residents were equestrian hobbyists who had relocated from Orange County after losing their animal-keeping rights and being driven out by zoning changes and housing tracts. Many commuted to larger cities for work, while others were small business owners who profited from equestrian breeding, training, racing, and showing. Long-time residents of Norco distrusted the newcomers, who complained about the smell of poultry farms and the nuisance of flies. Long-time residents also feared that the residential zoning would eventually squeeze out the agricultural zoning and lead to the urbanization of Norco. One thing both the new and old residents agreed on was that that heavy agriculture did not belong in Norco. The Norco Agricultural Association expressed this sentiment by stating: "We want to retain the rural flavor of Norco. That's why most of us came out here in the first place. We would like to see the preservation of light agriculture such as two or three houses and poultry. We don't want to see heavy agriculture like dairies and hogs and heavy farming. That's against our own interests. You can't put homes beside heavy agriculture successfully."⁴²

Zoning laws were enacted to ensure the rural character of Norco, and economic challenges made it hard for small poultry farmers to remain viable. The Board of Supervisors set limits on the maximum size of poultry farms. Under the new zoning laws, most of Norco's commercial poultry industry was considered "non-conforming" by the Riverside County Board of Supervisors and were given three years to operate before they were forced to close. As a result, Norco's once booming poultry industry faced consolidation as some farms folded. In 1961, the number of poultry businesses in Norco was about 37, mostly clustered around Hamner Avenue in Orchard Heights, and Norco Farm Tracts. By 1967, that number had dwindled to nine. Although zoning laws were enacted to prevent large-scale agricultural operations, at least three large dairies were established towards the western end of Norco's present-day city boundaries, along River Road.⁴³

Southern California Dairy Industry, 1900-1960s

In 1968, the subject parcel identified as Riverside County Assessor's Parcel No. 121-110-003 was purchased by Thomas "Tommy" J. Dallape of Los Angeles, California and served as a dairy farm until the 1990s. Dairy operations played a minor role in Norco's agricultural development and as such is not one of the identified themes in the *City of Norco Historic Resources Context Statement*. The City of Ontario's *Historic Context for the New Model Colony Area* on Southern California dairy properties was utilized to evaluate dairy properties in the area.⁴⁴

For much of the early 20th century, dairy operations in Southern California were largely concentrated in the southeastern part of Los Angeles County, in the present-day cities of Artesia, Paramount, Cerritos, and Bellflower, and known as the "Dairy Valley."⁴⁵ Early dairy operations were small and were characterized as open range farms. Cows were allowed to graze on the property and brought into a barn or milk parlor when

⁴² Wilkman, *Historic*, 87.

⁴³ Three dairies were identified in the 2021 Phase I ESA / VCS Environmental Report: 2710 River Road, 2699 River Road Double D Dairy, and 2877 River Road Dallape Dairy.

⁴⁴ City of Ontario, *Historic Context for the New Model Colony Area* (CA: Ontario Planning Department, 2004).

⁴⁵ Ontario, *Historic*, 2004.

they needed to be milked. As the dairy industry became a lucrative venture, operations spread east to communities in the Chino Valley, Ontario, Corona, and the surrounding area. While dairy operations were not as large as those located in the Los Angeles Basin, they played a significant role in the early development of these cities.⁴⁶

The Chino Valley encompasses the cities of Ontario, Chino, and Chino Hills and is located approximately 5-miles northwest of the project area. Pre-1930s dairy farms in the valley were characterized as free-ranging dairies. Dairy farms were typically small family operated businesses located on five to six acres of land. These properties typically had one residence constructed in the popular architectural styles of the era such as Victorian and Craftsman, a detached garage, and at least one milking building which would consist of a large barn or small one-story concrete block milking parlor. Large barns were simple wood-framed structures with lofts and represented small non-dairy agricultural operations. Early milking operations were conducted in the large barns where customers could go to pick up milk and dairy products. The loft was used to store hay and grain to feed cows during the winter months. Most of the dairy farms were operated by Dutch and Portuguese immigrants, who relocated to the area upon hearing of a climate ripe for dairying.⁴⁷

As dairy operations gradually developed in the Chino Valley, the area that would become the City of Norco was characterized as a relatively underdeveloped community. Over the years, the area had experienced several failed attempts at cultivating citrus due to unfavorable climate conditions and was struggling to make its mark as a thriving agricultural center. Portions of the area were retained as investment properties and utilized for ranching or for the cultivation of dry-farming crops, such as alfalfa, barley, and grain. Consequently, the area gained a negative reputation and was likely the reason dairy operations were not as prevalent in the area as compared to other neighboring towns.

The earliest identified dairy in Norco was established ca.1906 and was located towards the west end of the city, in an area that was once known as Auburndale. The dairy belonged to George P. Oakes, a rancher who lived in Corona. Born in 1846, Mr. Oakes was originally from Massachusetts and relocated with his family to California in the 1890s.⁴⁸ In 1906, the *Los Angeles Times* reported that Mr. Oakes had constructed two houses and a dairy on the Auburndale Development Company tract.⁴⁹ However, little information was identified on Mr. Oakes and on his dairy in Auburndale. By the 1920s, Mr. Oakes relocated to Fresno County where he lived for the remainder of his life.⁵⁰

Meanwhile, approximately 2-miles south, the town of Corona was emerging as a rich farming district, with dairy operations as one of the area's main agricultural industries. In 1923, the *Los Angeles Times* reported that the dairy business in Corona was developing rapidly as another important dairy district.⁵¹ At the time, Los Angeles was one of the largest whole milk markets in the world and a major supporter of the dairy industry. It was reported that Corona dairies supplied Los Angeles creameries twice a day.⁵² Based on early photos, dairy properties in Corona typically had a large wood barn and a single-family residence.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Year: 1900; Census Place: *Riverside Precinct 3, Riverside, California*; Roll: 96; Page: 9; Enumeration District: 0206; FHL microfilm: 1240096

⁴⁹ "Corona Brief," *Los Angeles Times*, April 26, 1906.

⁵⁰ *Fresno Bee The Republican*, September 28, 1933.

⁵¹ *Los Angeles Times*, May 13, 1923.

⁵² *Los Angeles Times*, May 13, 1923.

By the late 1920s, the increased demand of milk products and sanitation regulations led to changes in the construction of dairy structures.⁵³ During this time, city and state officials began implementing dairy sanitation regulations to reduce the spread of diseases such as tuberculosis, typhoid fever, salmonella, and dysentery. Large barns were replaced with one-story concrete milking parlors clad in smooth stucco and constructed in the Art Deco or Art Moderne styles. A circular driveway was added to the front of the parlor where large delivery trucks could pick up dairy products and enter / exit the property. These parlors consisted of two sections: a front section where milk was housed in large storage tanks that kept the milk at a cold temperature until it was ready for delivery, and a rear section that housed two rows of cow stalls flanking a central alley. Cows were washed thoroughly prior to being milked to prevent the spread of diseases and contamination.

Between the 1930s and 1940s, the introduction of new technologies led to the mechanization of milking and several changes on dairy farms.⁵⁴ It also represented a transition from free grazing dairies to dry-lot dairies. Dairy properties at this time were still operated by a single family on small lots of less than nine acres. As dairy operations grew, an additional single-family residence would be constructed on the property. Dwellings were commonly constructed in the Craftsman, Folk Vernacular, Minimal Traditional, and Ranch architectural styles with a detached or attached garage constructed in a similar fashion. Towards the late 1940s, some residences had two-car garages attached to the house by a covered breezeway. Concrete block milking parlors constructed in the Art Deco or Streamline Moderne architectural style with circular driveways, were still common designs on these properties.⁵⁵ If there was more than one residence on the property, the dwellings would flank the milking parlor on either side. Ancillary structures, such as pole structures, silos, bins, and stalls were also common features on the property. These structures were typically constructed behind the milking parlor and residence in a geometrically spaced fashion. Many dairy properties from this era have signs located at the front of the property exhibiting the dairy association they related to.

During World War II, Southern California experienced a population boom that contributed to uncontrolled urban sprawl. Consequently, it led to the urbanization of several dairy communities located in the Los Angeles Basin. Many dairy farmers were forced to relocate east into the Chino Valley and the surrounding area where they could find more land at an affordable price.⁵⁶ From the money they received following the sale of their highly valued inner-city lands, they were able to increase the size of their operations and upgrade their milking facilities. Upon moving to the Chino Valley area, dairymen established some of the most efficient and modern dairies in the nation.⁵⁷

Between the 1950s and 1960s, several changes occurred in the way dairy farms were operated and laid out. New scientific feeding and breeding were introduced that resulted in larger herds and more productive dairy operations.⁵⁸ The average size of a dairy farm increased to approximately 40-acres or more. The layout of the dairy property also changed with the introduction of new farming equipment for the mechanization process.⁵⁹ With new technology, more cows could be milked twice a day with fewer dairymen. Consequently, the number of herds increased in size.

Post 1950 dairy properties typically had more than one residence built in the Ranch architectural style, with an attached two-car garage. Some properties continued to have garages attached to residences by covered

⁵³ City of Ontario, *Historic Context for the New Model Colony Area* (CA: Ontario Planning Department, 2004).

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

breezeways. Larger Ranch-style residences during this period were often designed by architects or prominent builders. Milking parlors were constructed in the “herringbone” style and designed in a similar fashion and color scheme as the residence. In a “herringbone” style milking parlor, milking machines were positioned down the middle of the building between two raised aisles with enough room for the cows. The new style allowed milkers to milk cows more efficiently without having to kneel because the cows were at an elevated height.⁶⁰ Large semi-trucks replaced smaller milking trucks, which continued to utilize a circular driveway positioned in front of the milking parlor. The property continued to have several ancillary structures which included large silos, large milk storage tanks, breeding stalls, calf stalls, utility sheds, rows of stanchions, grain bins, and pole structures, and a huge expanse of open space behind dairy buildings. The purpose of the pole structures was to shelter the cattle from the sun and to cover stacks of hay or house farm equipment. A sign was typically displayed in front of the property to exhibit dairy farmers membership with certain dairy associations. Large dairies would almost always have a designed landscape to compliment the property. Often dairies would be located within proximity to one another to make bulk feed delivery and milk collection easier.⁶¹

By the 1960s, as suburban development increased, dairy operations spread south of the Chino Valley into the City of Norco. Three post 1950 dairy properties were identified towards the west end of the City of Norco: the ca. 1962 Double “D” Dairy, addressed as 2699 River Road (no longer extant); a dairy addressed as 2710 River Road (no longer extant); and the ca.1968 Tommy Dallape and Son, Inc., addressed as 2877 River Road (extant).⁶² The 2710 River Road dairy was identified northwest of the project area along River Road; however, the dairy is no longer extant, and the exact location and name was not identified. Based on historic aerials, both the Double “D” Dairy and the Dallape and Sons dairy properties were approximately 20-acres in size and featured typical structures visible in many post-1950s dairy farms. These structures consisted of a single-family residence, a milking parlor with a circular driveway, and featured several ancillary dairy structures. Both the Double “D” Dairy and the Dallape dairy would enter in county competitions, winning both gold and silver awards in the 1970s and 1980s.⁶³ By 1998, the Double “D” Dairy was demolished and later replaced with a residential community.⁶⁴ While no longer operational, the Dallape dairy still stands to this day. Although strict zoning restrictions were enacted in Norco at this time to prevent large-scale agriculture and suburban development, developers tried to find ways around the zoning laws by annexing land into the City of Corona. During this time, much of the western boundaries of the City of Norco were largely agricultural and underdeveloped, with much of the development taking place to the north and east of the city. The presence of large dairies towards the western end of the city by the Norco-Corona city boundaries may have been a way for dairy farmers to avoid the new restrictions.

Character-defining features of post 1950 dairy properties include:

- Large property approximately 40-acres or more,
- One or more dwellings designed in the Ranch style, with attached garage; when more than one residence, dwellings flank the milk parlor,
- A large “herringbone style” milking parlor designed in the Ranch style,
- Circular driveway located in front of the milking parlor,

⁶⁰ Ibid.

⁶¹ Ibid.

⁶² Three dairies were identified in the 2021 Phase I ESA / VCS Environmental Report: 2710 River Road, 2699 River Road Double “D” Dairy, and 2877 River Road Dallape Dairy.

⁶³ *Chino Champion*, August 10, 1977.; *Chino Valley News*, August 15, 1979.; *Chino Champion*, August 17, 1980.; *Los Angeles Times*, January 26, 1989.

⁶⁴ HistoricAerials.com.

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- A designed landscape to compliment the property as a whole,
- Numerous geometrically spaced rows of pole structures,
- Ancillary dairy facilities associated with the property, including silos, large milk storage tanks, breeding stalls, calf stalls, rows of stanchions, and grain bins,
- Buildings painted in the same color scheme,
- A vast expanse of open space to the rear of the property,
- Sign exhibiting dairy farmers membership with certain dairy associations located in front of milk parlor.

Schaafsma Brothers, General Contractors

The Tommy Dallape & Son, Inc. dairy property was built in 1968 by the Schaafsma Brothers, General Contractors. The building company was founded in 1949 by brothers; Charlie, Thomas, Peter, and John Schaafsma.⁶⁵ Between 1949 and the 1980s, the company constructed several dairies throughout Southern California, in the area known as the Dairy Valley, which included the cities of Torrance, Paramount, and Artesia. The company also constructed within the Counties of Riverside, San Bernardino, Tulare, and Kern, including the Chino Valley.⁶⁶ In addition to their building company, the brothers also owned a trucking company and a diesel repair shop, once located on 12th Street in the City of Chino. They later operated a dairy farm in Oakdale and Chino and were partners in the S and H Dairy in Modesto.⁶⁷

The Schaafsma brothers were born to Sybren "Sam" and Clara Schaafsma, who immigrated to the United States from the Friesland province of the Netherlands in 1910.⁶⁸ Following their arrival, the family settled in Rock Rapids, Iowa, which at the time had large Dutch population. During the late 1800s, several Dutch colonies were established in Iowa, Minnesota, and Wisconsin, following the Calvinist reformation of the Netherlands.⁶⁹ Dutch communities were typically well organized and close-knit and likely the reason the Schaafsma family decided to settle in Iowa.

By the early 1930s, the Schaafsma family relocated to Downey, Los Angeles within proximity to the Dairy Valley, where Sam Schaafsma was employed as a building contractor.⁷⁰ During this time, several well-established Dutch communities were located in the Los Angeles Basin, primarily in the present-day City of Paramount, located directly south of Downey where the Schaafsma family resided.⁷¹ The majority of dairy farms in Southern California were operated by the Dutch, but also included Portuguese and French Basque immigrants. Dutch immigrants who immigrated to Southern California in the early 20th century arrived from the Friesland province, an important dairy region in the Netherlands.⁷² Frisian dairy farmers helped modernize the dairy industry from small free ranging operations to larger factory-style operations known as dry-lot dairying.⁷³ Many were familiar with dry-lot dairying which was the common practice in the Netherlands and

⁶⁵ *Modesto Bee*, April 24, 2007.

⁶⁶ *Modesto Bee*, April 24, 2007.

⁶⁷ *Chino Champion*, August 14, 1997.

⁶⁸ Ancestry.com. *New York, U.S., Arriving Passenger and Crew Lists (including Castle Garden and Ellis Island), 1820-1957* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

⁶⁹ New Colony

⁷⁰ Year: 1930; Census Place: Norwalk, Los Angeles, California; Page: 2A; Enumeration District: 1192; FHL microfilm: 2339902.

⁷¹ New Colony

⁷² City of Ontario, *Historic Context for the New Model Colony Area* (CA: Ontario Planning Department, 2004).

⁷³ *Ibid.*

applied their knowledge in modern dairying methods in Southern California.⁷⁴ As a result, the Dutch experienced great success in the California dairy industry.⁷⁵

In addition to dairy operations, Dutch influences were also reflected in architecture. Post 1950 dairy properties with single-family residences and milk parlors, were constructed in the Ranch architectural style and exhibit some Northern European (Dutch) characteristics. Architects and building contractors, such as the Schaafsma Brothers, were typically of Dutch or Portuguese ancestry, which were the two main ethnic groups that dominated the dairy industry in Southern California. Photographs of dairy properties associated with the Schaafsma Bros. were not identified, however residence and milk parlors may have exhibited some Dutch characteristics. While minor, the subject property does exhibit some characteristics influenced by the Northern European style which include boxed windows and a shed roof supported by wood curved knee brackets on the main residence, and a pyramid roof on the milk parlor.

Ranch Style

The single-family dwelling located on the Dallape property, listed as 2877 River Road, was constructed in 1968 in the Ranch architectural style. The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

The Ranch style is the most prevalent architectural style visible in post 1950 dairy properties in Southern California. Single-family dwellings located on dairy properties were one-story in height, with low-pitched gabled, hipped, or intersecting gable roofs, with overhanging open or boxed eaves, wide prominent chimneys, and attached garages. Roofs were topped with either wood shingles, asbestos shingles, asphalt shingles, or composition roofing. Some properties have garages attached to residences by covered breezeways. The fenestration typically consists of either wood-cased multi-light windows, aluminum cased sliding windows, large picture windows with one single pane of glass, stylized double doors, and paneled doors. The popular siding material was horizontal wood siding combined with board and batten and smooth stucco, but also included stone and masonry. Larger Ranch-style residences during this period were often designed by architects or prominent builders. Several Ranch style dwellings during this period also exhibit Mediterranean (Portuguese) or Northern European (Dutch) characteristics. Many of the early dairy properties in Southern California were operated by immigrants of Dutch or Portuguese ancestry and influenced the way Ranch style residences were designed.

⁷⁴ Ibid.

⁷⁵ Ibid.

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Character-defining features of the Ranch style in post 1950 dairy properties include:

- One-story in height, with an L or U-shaped floorplan,
- Large, landscaped yards,
- Horizontal, angular massing,
- Low-pitched hipped, cross-gabled, or side-gabled roofs, with moderate to wide eave overhang, and a "widows peak" design,
- Large windows, aluminum or wood framed,
- Wide prominent chimney,
- Attached one-or-two car garage, sometimes attached by a covered walkway or breeze ports,
- Wood, brick, stucco, and stone wall cladding.
- May exhibit Northern European (Dutch) characteristics which include:
 - Windmills, scalloped barge board, extended eaves, square cupola with perches, pyramid roof protruding from the roofline, diamond patterned windows, window boxes, carved balusters, and faux balconies, carved or curved knee brackets supporting the roof, extended roof girders, louvered or paneled shutters, scalloped horizontal wood frieze board under the gables, spindle work, or turned porch supports, and gambrel roofs.
- May exhibit Mediterranean (Portuguese) characteristics which include:
- Heavy carved or cast stonework, decorative ironwork railings, window grilles, fences, or shutters, terra cotta tiles, rough stucco, flat, mansard or multi-gable roofs, large arched openings, arched windows and doors, arched colonnades and breezeways between the house and garage, and the use of dark natural material, brick, flagstone, or other stonework.

Historic Property Appearance

The 2877 River Road property is located on Riverside County Assessor's Parcel No. 121-110-003. The property is situated on the Auburndale Tract directly south of the Santa Ana River, towards the west end of the Norco city boundaries. In 1968, the property was improved with the construction of the Tommy Dallape & Son, Inc. dairy. Prior to the construction of the dairy, the property was once part of the former Mexican rancho known as Rancho La Sierra Yorba. The subject property was located towards the far northeast end of the former rancho towards the border of Rancho La Sierra Yorba and Rancho La Sierra Sepulveda. The Rancho was granted to Bernardo Yorba by Mexican Governor Pio Pico in 1846. While Yorba never settled on the Rancho, the area was utilized for cattle grazing operations.

In 1887, the area was acquired by W. H. Jameson and his associates to create the Auburndale Colony and Townsite. Following the transaction, the area was subdivided on paper into rectangular parcels backed into central alleyways. Streets were laid out in a north-south and east-west orientation and named after the businessmen and the agricultural crops they promoted. The subject parcel encompassed Blocks 43-50 of the Auburndale Colony and was located between River Street (now River Road), Main Street (no longer extant), Bluff Street, and Vine Street. Several roads shown on the original plat including Sycamore Street, Spruce Street, Pine Street, Hudson Street, and Gilbert Street do not appear to have been constructed. Towards the far north end of the subject property, the proposed right-of-way of the former Pomona, South Riverside & Elsinore Railway (P., S. R. & E.) intersected the parcel in a northwest-southeast orientation. Based on the original map of the town of Auburndale, a depot was planned to be located on the parcel in proximity to the railway. By 1888, the roadbed R.O.W. had been graded east of the Santa Ana River.⁷⁶ To facilitate trade through the area, a wagon bridge was constructed across the Santa Ana River, linking Auburndale and Riverside at an unidentified location. For the first two years, the townsite was promoted in newspaper publications as a promising agricultural community, however, it failed to materialize into a thriving new

⁷⁶ "Pomona to South Riverside," *Riverside Daily Press and Tribune*, April 20, 1888.; "Another Source," *Los Angeles Herald*, July 31, 1888.; "Pomona and Elsinore Prospects," *Riverside Daily Press and Tribune*, January 19, 1889.

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community with a local economy based on agriculture. As a result, track laying for the P., S.R. & E Railroad never came to fruition and the land that was sold was retained by buyers for investment purposes and later resold into smaller parcels or assembled into larger parcels. Between the 1890s into the early 20th century, the area was reported to have been used to cultivate dry-farming crops such as alfalfa, barley, wheat, and grain.⁷⁷ In 1904, the *Los Angeles Times* reported that an order was passed by the Board of County Supervisors to vacate most of the streets in the Auburndale townsite and to return much of the land back into acreage.⁷⁸ There were several attempts to cultivate citrus, however, these efforts failed due to poor growing conditions in the local area.

By the 1920s, the area was acquired by Rex B. Clark, the founder of Norco. Clark transformed the struggling region into a thriving agricultural center with a local economy largely based on poultry operations. Much of the development that occurred around this time was located north of the subject property. In 1931, the property first appeared in historic aerials and appears to be undeveloped and void of any structures. By this time the roads that once intersected the property (Sycamore Street, Spruce Street, Pine Street, Hudson Street, and Gilbert Street) are no longer visible. Although the tracks for the P., S.R. & E. Railway had never been laid, the outline of the roadbed was still visible. Much of the area remained undeveloped with some farming operations located west of the Santa Ana River.

Between 1939 and 1948, row crops were planted on over 75 percent of the parcel. The crops were likely alfalfa, barley, or wheat, which were common dry-farming crops that continued to have a presence in the area. Between 1953 and 1960, the row crops were removed.⁷⁹

In 1968, the parcel was acquired by Thomas "Tommy" J. Dallape of Los Angeles, California. Dallape commissioned the construction of a single-family residence with attached garage, milk parlor, warehouse / barn, and several ancillary structures, built by the Schaafsma Brothers, general contractors.

Property Ownership History

Property ownership and occupancy was established through historical research, building permits, and the 2021 *VCS Environmental Phase 1 Environmental Site Assessment*. Prior to 1968, ownership of Riverside County Assessor's Parcel No. 121-110-003 was not identified.

In 1968, Riverside County Assessor's Parcel No. 121-110-003 was first identified under the ownership of Mr. Thomas "Tommy" Joseph Dallape, of Los Angeles. Born in 1911 in Los Angeles, California, Mr. Dallape was the son of Italian immigrants, Luigi "Louis" Dallape and Teresa Baroldi, who emigrated to the United States in the early 1900s.⁸⁰ The Dallape family was one of over three million Italian immigrants who passed through the gates of Ellis Island during the first two decades of the 20th century, anxious to find work in America's booming economy.⁸¹ The vast majority of Italian immigrants were from rural southern Italy, with a small percentage immigrating from northern Italy. Following their arrival, Italian immigrants formed close-knit communities and became one of the country's major ethnic groups.

⁷⁷ "Chino Beet Crop," *Riverside Enterprise*, June 22, 1897.

⁷⁸ "Spoiling Townsite Scheme," *Los Angeles Times*, March 11, 1904.; "Corona," *Los Angeles Times*, July 13, 1904; "Important Bulletin by Riverside Pomologist," *Los Angeles Herald*, March 3, 1905.

⁷⁹ Frame Finder January 1, 1953, axm-1953b_7k-23.tif; May 1, 1960, c-23870_2652.tif.

⁸⁰ National Archives at Riverside; Riverside, California; NAI Number: 594890; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21

⁸¹ Stephen C. Puleo, *From Italy to Boston's North End: Italian Immigration and Settlement, 1890 and 1910* (BA: University of Boston, 1994).

Louis Dallape was a farmer from the Trentino-Alto Adige region in northern Italy, near the border of Liechtenstein, Switzerland, and Austria.⁸² In 1907, with \$30 in his possession, Louis immigrated to the United States on board the *SS La Bretagne*, a steam ocean liner built under the French government in 1886.⁸³ Between 1907 and 1909, Louis traveled to and from Italy, where he would eventually marry Teresa Baroldi in Stravino, Italy on November 28, 1908.⁸⁴ Two years later, Teresa Baroldi Dallape arrived in the United States onboard the *SS La Gascogne*.⁸⁵ By 1911, the Dallape family relocated west to Los Angeles, California, where Mr. Dallape found employment as a farmer in the dairy industry.⁸⁶ It was there that Mr. and Mrs. Dallape would give birth to their only son and daughter: Thomas J. Dallape (b. 1911) and Adelina Dallape (b. 1912).⁸⁷

Following their arrival, the Dallape family settled in the present-day City of Carson, located within proximity of the area coined as the Dairy Valley.⁸⁸ The Dairy Valley was once considered the center of dairy operations in Southern California. Many of the early dairy properties in Southern California were operated by immigrants of Dutch or Portuguese ancestry, with a small percentage belonging to other ethnic groups such as Italians, Swiss, and French Basque farmers.

During this time, much of the early Italian immigration that occurred in California largely followed the economic development of the State. On the west coast, Italian immigrants had some advantages over their countrymen who settled on the east coast. In California, Italians found a growing and extremely diversified economy.⁸⁹ Many initially worked in agriculture and later expanded into fishing, mining, logging, railroad construction, food processing, and manufacturing.⁹⁰ This provided Italians with several employment options, rather than confining them to construction and factory work as in East and Midwest.

For much of the 1920s, Louis Dallape was employed in the local dairy industry, eventually branching out and establishing his own dairy business.⁹¹ By the 1940s, Thomas J. Dallape began working at his father's dairy farm once listed in city directories at 25209 Doble Avenue in Harbor City, Los Angeles.⁹² He later served as manager of the Dallape Dairy in Santa Ana, California.⁹³ In 1939, Thomas Dallape was married to Teresa M. Zivelonghi, the daughter of Italian immigrants who emigrated to the United States in 1911.⁹⁴ Like the Dallape family, Teresa's father Antonio was also a local dairyman who worked in the present-day City of Norwalk, east

⁸² Year: 1920; Census Place: Los Angeles Assembly District 71, Los Angeles, California; Roll: T625_105; Page: 10A; Enumeration District: 481

⁸³ Year: 1907; Arrival: New York, New York, USA; Microfilm Serial: T715, 1897-1957; Line: 22; Page Number: 98.

⁸⁴ Year: 1920; Census Place: Los Angeles Assembly District 71, Los Angeles, California; Roll: T625_105; Page: 10A; Enumeration District: 481

⁸⁵ National Archives at Riverside; Riverside, California; *Petitions for Naturalization, U.S. District Court for the Central District of California (Los Angeles), 1940-1991*; NAI Number: 594890; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21.

⁸⁶ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.; Year: 1920; Census Place: Los Angeles Assembly District 71, Los Angeles, California; Roll: T625_105; Page: 10A; Enumeration District: 48.; Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

⁸⁷ Year: 1930; Census Place: Los Angeles, Los Angeles, California; Page: 41A; Enumeration District: 0578; FHL microfilm: 2339889.

⁸⁸ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

⁸⁹ Raymond A. Mohl and Neil Betten, *Urban America in Historical Perspective* (NY: Weybright and Talley, 1970).

⁹⁰ *From Italy to California: Italian Immigration 1850 to Today*, Museo ItaloAmericano (CA: Museo ItaloAmericano, 2022).

⁹¹ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

⁹² *Wilmington Daily Press Journal*, November 29, 1945.

⁹³ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

⁹⁴ Ancestry.com. *California, U.S., County Birth, Marriage, and Death Records, 1849-1980* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2017.

of the Cities of Bellflower and Paramount.⁹⁵ Together Thomas and Teresa Dallape had three children, Thomas G. (b.1939), Annette T. (b.1942), and Carol A. (b.1944).⁹⁶

By the 1950s, Southern California experienced a population boom that contributed to uncontrolled urban sprawl following World War II. Consequently, it led to the urbanization of several dairy communities located in the Los Angeles Basin. Many dairy farmers were forced to relocate east into the Chino Valley and the surrounding area where they could find more land at an affordable price.⁹⁷

In 1968, Thomas J. Dallape acquired the over 24-acre property located at 2877 River Road, identified as Riverside County Assessor's Parcel No. 121-110-003, in the City of Norco. Following the transaction, Thomas established the Tommy Dallape & Son, Inc., dairy farm, with his only son, Thomas G. Dallape. Between the 1970s and 1980s, they would go on to enter several dairy competitions at county fairs, winning both gold and silver awards. The property remained under Thomas J. Dallape's ownership until his death in 1997.⁹⁸ Following his passing, the property was transferred to his wife Teresa and his son Thomas G. Dallape.

Thomas G. Dallape was born on March 27, 1939, and was married to Diane L. Hunicutt in 1963.⁹⁹ In 1967, the couple had a son, Thomas N. Dallape. Today, the property is under the ownership of Thomas G. Dallape, Diane L. Dallape, and TACRD Investments.¹⁰⁰

Table 2. Partial Property Ownership History

Date	Owner	Source
1968-1997	Thomas "Tommy" J. Dallape	Building Permits
1997-2017	Dallape Family Trust	Riverside County Assessor's Office
2017-present	Dallape Family Trust, Thomas G. Dallape and Diane L. Dallape, TACRD Investment	Riverside County Assessor's Office VCS Phase 1

⁹⁵ Year: 1930; Census Place: Norwalk, Los Angeles, California; Page: 8A; Enumeration District: 1195; FHL microfilm: 2339902

⁹⁶ United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: 29; Residence Date: 1950; Home in 1950: Downey, Los Angeles, California; Roll: 4636; Sheet Number: 31; Enumeration District: 19-459

⁹⁷ Ibid.

⁹⁸ Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

⁹⁹ Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

¹⁰⁰ ParcelQuest.com
DPR 523B (9/2013)

B10. Significance (Continued from page 2):

CRHR / Local Register Eligibility Review

CRHR Criterion 1 / Local Criterion A: *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; Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.*

Under CRHR Criterion 1 / Local Register Criterion A, the Dallape property does not reflect a special element of the City of Norco's cultural, architectural, aesthetic, economic, social, and engineering history. Constructed in 1968, the Dallape dairy farm was one of the few that were constructed in the City of Norco. Much of the early dairy operations that occurred in Southern California were concentrated in the Los Angeles Basin in an area known as the "Dairy Valley." By the 1950s, the population boom that occurred following World War II led to the urbanization of several dairy communities located in the Dairy Valley. As a result, dairy farmers were forced to relocate east, into areas such as the Chino Valley, Ontario, and Corona, where land was readily available and affordable. Although dairy operations played a significant role in the local economy and development of the Dairy Valley cities, it did not play a major role in the agricultural development and local economy of the City of Norco. For this reason, Urbana has not found the Dallape property eligible under Local Register Criterion A.

CRHR Criterion 2 / Local Criterion B: *Associated with the lives of persons important to local, California, or national history.*

Under CRHR Criterion 2 / Local Register Criterion B, the 2877-4400 River Road property is not associated with persons, a business use, or events significant in local, state, or national history. Therefore, the property is not eligible under CRHR Criterion 2 / Local Register Criterion B.

CRHR Criterion 3 / Local Criteria C and D: *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or is a valuable example of the use of indigenous materials or craftsmanship (C) or represents the work of a notable builder, designer or architect (D).*

CRHR Criterion 3 is equivalent to Local Register Criterion C and D. Under Local Register Criterion C, the Dallape property exhibits some standard characteristics visible in post 1950 dairy properties. Post 1950 dairy properties typically had at least one residence built in the Ranch architectural style with a garage attached by a covered breezeway or to the main dwelling. Larger Ranch-style residences were often designed by architects or prominent builders. Several Ranch style dwellings during this period also exhibit Mediterranean (Portuguese) or Northern European (Dutch) characteristics. Many of the early dairy properties in Southern California were operated by immigrants of Dutch or Portuguese ancestry and influenced the way Ranch style residences were designed. Milking parlors were constructed in the "herringbone" style and designed in a similar fashion and color scheme as the residence. Circular driveways were positioned in front of the milking parlor to allow large semi-trucks to enter and exit the premises. The property type also had several ancillary structures which included large silos, large milk storage tanks, breeding stalls, calf stalls, utility sheds, rows of stanchions, grain bins, and pole structures, and a huge expanse of open space behind dairy buildings. A sign was typically displayed in front of the property to exhibit dairy farmers membership with certain dairy associations. The average size of a dairy farm was approximately 40-acres or more.

The Tommy Dallape & Son Inc., dairy farm is a 24.65-acre property that was constructed in 1968 and includes: a single-family residence, a milk parlor, a warehouse / barn, and ancillary structures associated with dairy operations. Both the single-family residence and the milk parlor exhibit characteristics in the Ranch architectural style, with some Northern European (Dutch) influences. The residence was constructed as a standard Ranch style dwelling and features wood curved brackets supporting a shed roof on the main elevation and two box windows that are typical Northern European features visible in other post 1950 properties. The milk parlor is a modest "herringbone style" parlor that features a "pyramid" style roof, a common Northern European characteristic. Several ancillary features are visible throughout the property and include: a warehouse / barn, pole structures, silos, corrals, utility shed, wells, an enclosed concrete wash / holding area, and a concrete cattle-loading chute. The buildings are essentially unchanged since construction in 1968, except for the addition to the milk barn. The property has deteriorated since the dairy closed in 2010.

The Dallape subject property is a typical example of a late post 1950 dairy farm, the structures and features visible on the property are considered common. The buildings are not considered architecturally significant under the evaluated criterion. For this reason, the subject property has been found not eligible under CRHR Criterion 3 / Local Register Criterion C.

CRHR Criterion 4 / Local Criterion G: *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

The focus of this report is to determine whether existing buildings and structures on the site meet the definition of a historical resource. Research and analysis of the existing buildings and structures on the subject parcels have not yielded information important in history or prehistory. The property is not eligible under CRHR Criterion 4 / Local Criterion G.

Local Register Criterion E: *Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City.*

The subject parcel does not have a unique location or singular physical characteristic representing an established and familiar visual feature of the neighborhood, community, or the City. Additionally, the property is not located within the boundaries of a registered historic district. For this reason, Urbana determined the subject property is not eligible under Local Register Criterion E.

Local Register Criterion F: *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The subject parcel does not reflect significant geographical patterns, or a distinctive example of a park or community planning. Therefore, the property is not eligible under Local Register Criterion F.

Integrity

If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate its historic significance. To retain historic integrity, a resource will possess several, and usually most, of the following seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Additions over time to a resource or changes in its use may themselves have historical, cultural, or architectural significance.

The 2877 River Road property (Riverside County Assessor's Parcel No. 121-110-003) has not been found to be individually eligible for designation under any of the established criteria. Further analysis of these structures is not merited.

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

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The Oakland Leader Newspaper files. www.genealogybank.com

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

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **2877 River Road**
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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **Navy Wells**

Page 1 of 24

P1. Other Identifier: APN# 121-110-001

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

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

*b. USGS 7.5' Quad Corona North; Prado Dam Date 2022 T 3S; R 7W; _ of _ of Sec 11; S.B. B.M.

c. Address 2877 River Road City Norco Zip 92860

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 445311.79 mE/ 3753539.22 mN

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

The subject property is sited north of River Road on Blocks 67-70 of the Auburndale Subdivision. Identified as Riverside County Assessor's Parcel Number 121-110-001, the property is located towards the west end of the City of Norco, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 121-110-001 and was the site of three historic-era Navy wells that were constructed in 1945-1946. The former wells are sited on a rectangular parcel, approximately 12.59 acres, located north of River Road and east of Bluff Street. The surrounding area is composed of a light residential neighborhood, with single-family housing sited on parcels ranging between 0.46 to 0.50 acres in size and commercial use properties located along River Road.

See Continuation Sheet for additional description.



***P3b. Resource Attributes:** (List attributes and codes) (AH5) Wells

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

P5b. Description of Photo: View northeast of the subject property from 2877 River Road.

***P6. Date Constructed/Age and Source:**

-Historic: 1945-46; Previous Documentation

***P7. Owner and Address:**
TACRD INV, Diane L. and Thomas G. Dallape,
6 Duquesa
Laguna Niguel, CA. 92629

***P8. Recorded by:**
Alexia Landa, B.A.
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:** July 2022;
Revised 2024

***P10. Survey Type:** CEQA Review

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 2877-4400 River Road, City of Norco, CA. October 2022; Revised February 2024.

***Attachments:** NONE Location 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

Resource Name or #: Navy Wells

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B1. Historic Name: Not Identified

B2. Common Name: Navy Wells

B3. Original Use: Wells B4. Present Use: Demolished

*B5. Architectural Style: N/A

*B6. Construction History: The wells were installed by the US Navy beginning in late 1945 and early 1946 to serve the Naval Hospital Corona. The wells replaced/supported the original hot springs well that fed the Norconian spas. It is speculated that the three Navy wells were removed from service after the 1997 land lease. Up until a short time ago, the three Navy well sites / locations appear to have been essentially intact as constructed. In August 2022, as part of communications on the history of the site with City representatives, demolition of the wells was affirmed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: US Navy.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Wells

Applicable Criteria Local Register / CRHR Ineligible

The Navy wells do not qualify for designation under the City of Norco's Local Register and CRHR criteria. The wells were found not eligible under CRHR Criterion 1 and 3 / Local Register A and C because the wells no longer retain sufficient integrity to convey their significance under the established criteria. The Navy wells property is not eligible for its association with events that have made significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or for exemplifying or reflecting a special element of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history (**CRHR Criterion 1 / Local Register Criterion A**); it is not associated with the lives of persons important to local, California, or national history (**CRHR Criterion 2 / Local Register Criterion B**); it is not eligible for embodying the distinctive characteristics of a style, type, period or method of construction, or represent the work of a master, or possess high artistic values; or is a valuable example of the use of indigenous materials or craftsmanship, or represent the work of a notable builder, designer, or architect (**CRHR Criterion 3 / Local Register Criterion C and D**); further research and analysis of the subject property is unlikely to yield information important in prehistory or history of the local area, California, or the nation (**CRHR Criterion 4 / Local Criterion G**); it does not have a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City (**Local Register Criterion E**); Lastly, the property does not reflect significant geographical patterns, or a distinctive example of a park or community planning (**Local Register Criterion F**). **See Continuation Sheet for eligibility and integrity analysis.**

B11. Additional Resource Attributes: N/A

*B12. References:

Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 2877-4400 River Road, City of Norco, CA. October 2022; Revised February 2024.

See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexia Landa, B.A.

Urbana Preservation & Planning, LLC

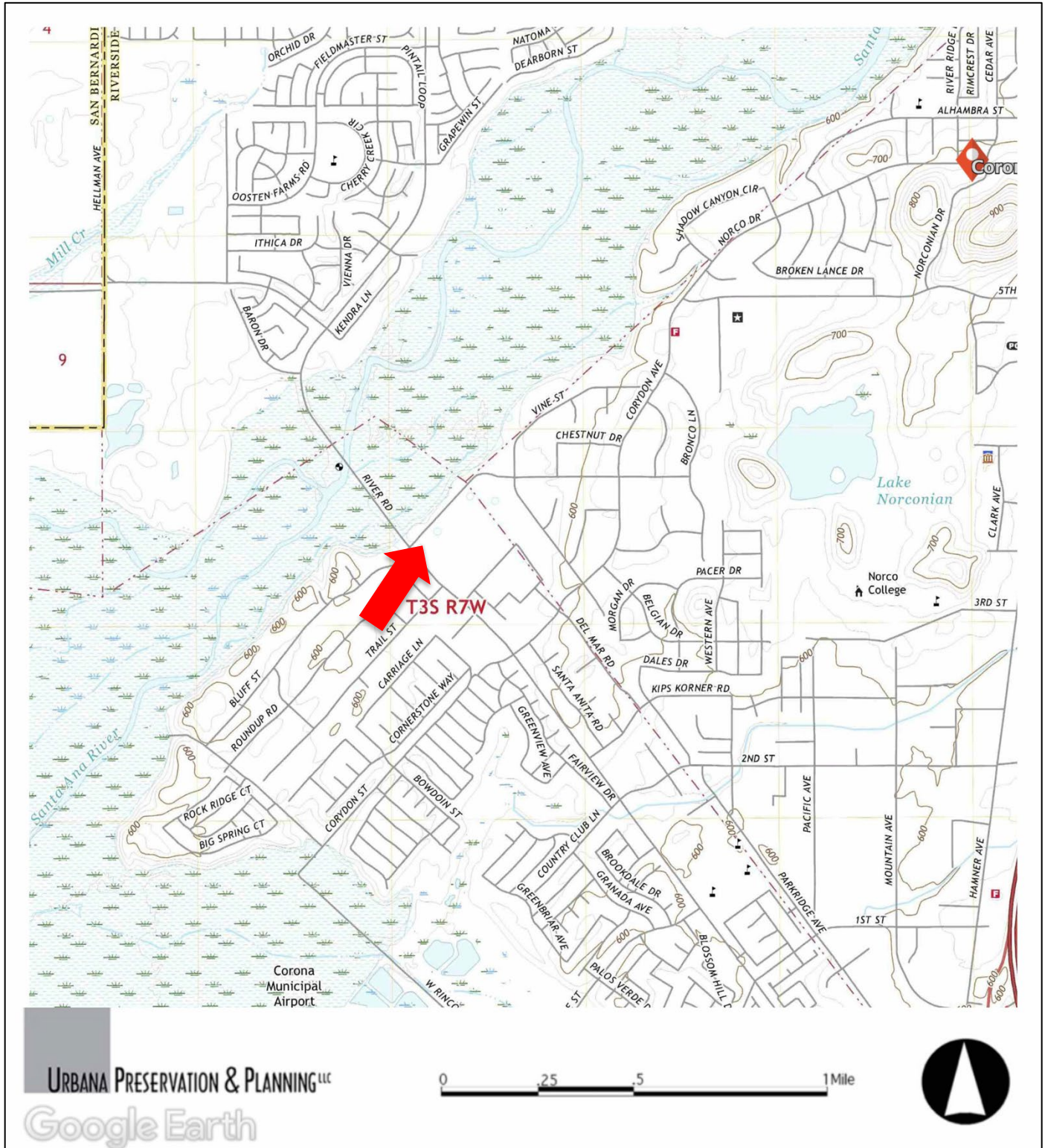
(This space reserved for official comments)



*Date of Evaluation: July 2022; Revised February 2024

*Resource Name or # (Assigned by recorder) **Navy Wells**

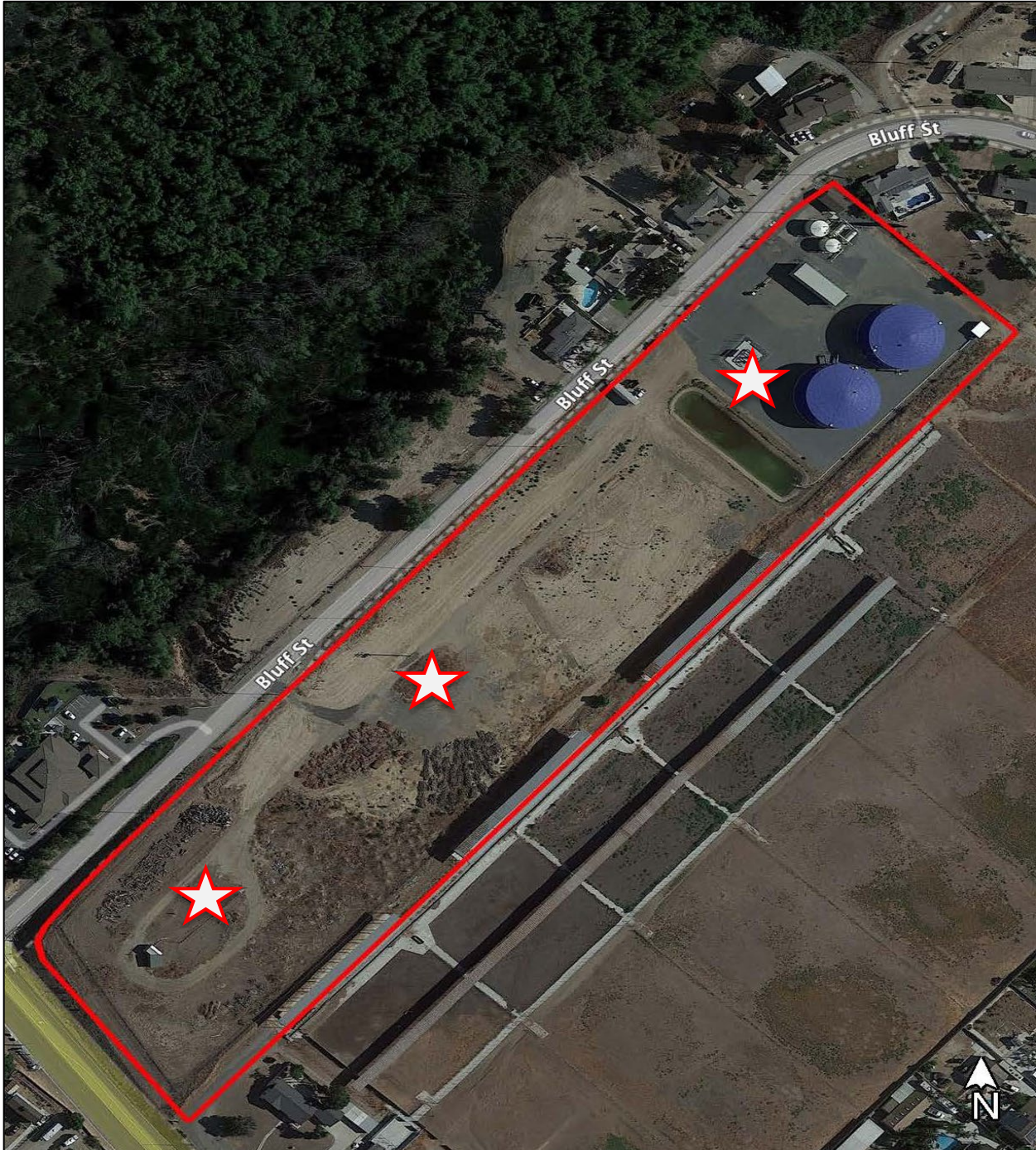
*Map Name: Corona North; Prado Dam USGS Quad Maps *Date: 2022 *Scale: 1:24,000




Resource Name or #: Navy Wells

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Site Plan



Parcel Boundary- 4400 River Road 

US Navy Historic-Era Wells Approximate Location (No Surface Structures Extant): 

Resource Name or #: Navy Wells

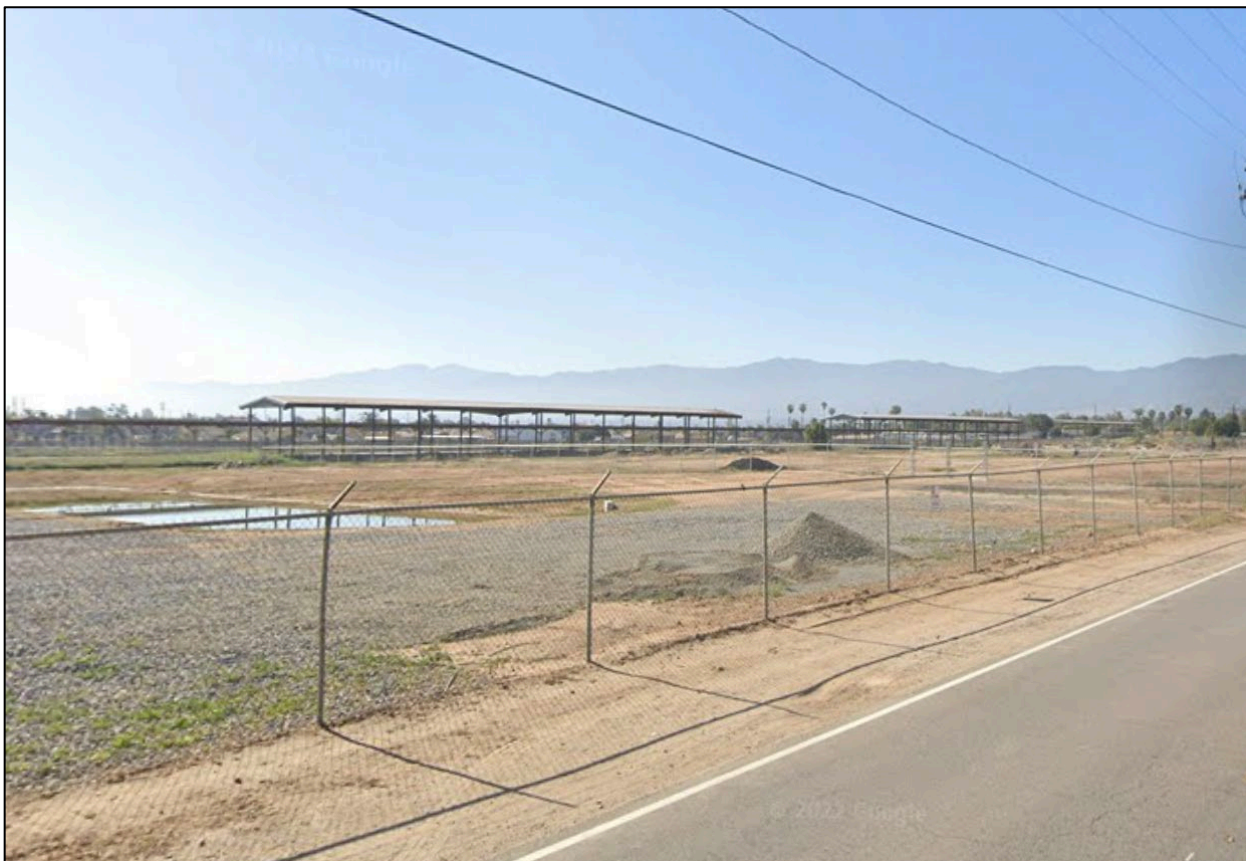
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P3a. Description (Continued from page 1)

Riverside County Assessor's Parcel No. 121-110-001 Current Description

Up until a short time ago, the three well sites were essentially intact as constructed. There appears to have been some modification to the surface aspects of the wells from ca. 2015 to the present. Prior to that time the wells were in operation to serve the navy hospital until its final closure in 1957 and their use continued for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center. It is unclear when use was discontinued for the purposes of irrigation and began to be used as potable water. The wells have since been demolished.

Current views of the property are included below and in the following pages.



View southwest of the subject property from Bluff Street. The wells are no longer visible on the property. The pole structures visible in the background are located on the 2877 River Road property.

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CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: Navy Wells

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View southeast of the subject property. The wells are no longer visible on the property. The city water facility is visible in the background.

Resource Name or #: Navy Wells

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B10. Significance (Continued from page 2):

Historic Overview of the City of Norco

Norco is a city in western Riverside County, located along the upper watershed of the Santa Ana River, approximately 50-miles east of Los Angeles. The city is neighbored to the north by the Cities of Eastvale and Chino, to the south by the City of Corona, to the east by the City of Riverside, and to the west by the Prado Regional Park. Named for its northern proximity to Corona, Norco's history overlaps with the history of Corona and Riverside. All three cities formed out of the Santiago de Santa Ana land grant owned by the Yorba family from 1810 forward.¹ The Chino Basin extends through much of the southwestern end of San Bernardino County extending into Norco and the Prado Basin. The city encompasses approximately 14.28 square miles, and is framed by the San Gabriel, San Bernardino, and San Jacinto Mountain range to the north, northeast, and east of the city. The area is characterized primarily as a "bedroom community" with most of its residents commuting to jobs in larger neighboring cities such as Riverside, Los Angeles, and Orange County. The main transportation corridor that intersects the city in a north-south orientation is Interstate 15.

Prior to European settlement, the area that comprises Norco was traditionally occupied by the native Gabrieliño people. The Gabrieliño's ancestral lands extended through much of the Los Angeles basin and part of Orange County, as well as several offshore islands. They lived in permanent villages located along major waterways, as well as in sheltered areas along the coast. Gabrieliño houses were domed, circular structures made of thatched local vegetation. They traded widely with neighboring peoples such as the Cahuilla, Chumash, Kawaiisu, and Chemehuevi. Anthropologists believe that at their peak the Gabrieliño were one of the largest populations of indigenous peoples in the North American continent. In 1977, an archaeological site was identified in the project area. However, recent (2018) archaeological work and investigations did not reveal any archaeological resources considered eligible for the CRHR.²

In the late 18th century, European exploration of the region commenced during the Spanish occupation of California. In 1769, California was settled by the Spanish as the northernmost outpost in the New World known as Alta California. As Spanish exploration of Alta California increased, Franciscan missionaries, such as Father Junipero Serra, were sent to colonize and Christianize the indigenous populations. Missionaries selected lands located near major water sources and with ample land for agriculture. With the establishment of the mission system, an economy of agriculture, ranching, and trade emerged. Each mission owned several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.³

Mission San Gabriel's dominance is evident throughout the surrounding regions, including the area of present-day Norco, with much of the area being utilized as ranch land. In 1771, Father Francisco Garces was the first identified European to travel through the area on behalf of Mission San Gabriel in search of potential mission locations. Garces, a Spanish Franciscan missionary, conducted extensive explorations of the Mojave Desert, Colorado River, Gila River, including the Grand Canyon. Although the area that would become Norco

¹ K. Bash and A. Bash, *A Brief History of Norco*, (Charleston, South Carolina: The History Press, 2013), 15.

² "City of Rancho Cucamonga History: Portal to the Past," *ArcGIS*, July 30, 2020.; Pierce College Council, "Anti-Racism," Feb 10, 2022. For the archaeological site, see David Brunzell and Joseph Orozco, *Cultural Resources Assessment, California Register Eligibility Evaluation, The Norco Water Project* (Claremont, CA: BCR Consulting LLC, 2018), 8-9.

³ S. Robert Aiken, *The Spanish Mission of Alta California Rise, Decline, and Restoration* (US: International Society for Landscape, 1983).

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was never officially incorporated as part of the mission system, Mission San Gabriel utilized the area for grazing cattle. In 1818, Leandro Serrano was identified as the first non-Native to settle in the vicinity of Norco. Serrano was permitted by Mission San Gabriel to graze animals in the area, in exchange for protecting the mission's land holdings from Indian unrest.⁴

In 1822, following the Mexican War of Independence, California mission lands were confiscated by the Mexican government and later redistributed to political allies. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that roughly delineated the boundaries of each grant.⁵ New landowners were required to construct a residence within a year of petitioning for the requested lands, leave public roads intersecting the rancho open for travel, and use lands for grazing or cultivation.⁶

In 1846, Mexican Governor Pio Pico granted Rancho La Sierra to Bernardo Yorba and his sister-in-law Vicenta Sepulveda Yorba.⁷ Yorba was the son of Maria Josefa Grijalva and José Antonio Yorba, one of the first Spanish soldiers to arrive in California. Vicenta was the widow of Yorba's older brother, Tomás, who died in 1845. Rancho La Sierra encompassed a total of 17,774-acres and extended through the western end of Riverside County, including the present-day Cities of Corona and Norco. The rancho was neighbored to the north by Rancho El Rincon (owned by Yorba) and Rancho Jurupa. The land was divided amongst the two, with Yorba receiving the western half and Vicenta receiving eastern half of the rancho.⁸ Vicenta's portion of the Rancho would be named Rancho La Sierra Sepulveda. Yorba's portion of the rancho would be known as Rancho La Sierra Yorba and was one of many ranchos under his ownership. The present-day City of Norco would later encompass a portion of Rancho La Sierra Yorba and Rancho La Sierra Sepulveda.

Following the end of the Mexican-American War in 1848, Mexican land grants were honored by the U.S. courts as per the Treaty of Guadalupe Hidalgo. Although the treaty assured landowners that their land claims would be honored, Congress passed the California Land Act, which created a board to review all Spanish and Mexican era land grants to determine if they were valid. Grantees were required to present proof of ownership and a legal survey map that established and marked the boundaries of the rancho. Settlement of land titles was more often than not a lengthy and complicated process, even in cases where landowners had plenty of supporting documents. As a result, rancho owners incurred large amounts of legal fees to present their cases. Many lost their land within the first decade or sold portions of their ranchos to pay for legal fees.

By the 1870s, both the Yorba and Sepulveda families had parted ways with the large tracts of the ranchos. A large tract of Rancho La Sierra Yorba was sold to the South Riverside Land and Water Company in the late 1880s. The company was founded in the town of South Riverside, which would later become the present-day City of Corona. In 1887, 2,300-acres of the company's land was sold to land developer W. H. Jameson and his associates to create the Auburndale Colony.⁹ Following the transaction Jameson established the Auburndale

⁴ Kevin Bash, et. al., *A Brief History of Norco* (SC: Arcadia Publishing, 2013); City of Norco, *Historic Resources Survey Pre-1946*, vol 1. 2012.

⁵ Calisphere, "Decline of the Mission System," <https://calisphere.org/exhibitions/essay/3/missions-ranchos/>. Accessed July 2022.

⁶ California Ranchos, "Becoming the Owner of a California Rancho," <https://factcards.califa.org/ran/owner.html>. Accessed July 2022.

⁷ K. Bash and A. Bash, *A Brief History of Norco*, (Charleston, South Carolina: The History Press, 2013), 17.

⁸ OC History Land, "Yorba Family Ranchos," <https://www.ochistoryland.com/yorbaranchos>. Accessed July 2022.

⁹ *Press and Horticulturist*, October 8, 1887.; John Brown, et. al., *History of San Bernardino and Riverside Counties* (NY: Western Historical Association, 1922).

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Town and Land Company. The new townsite was established along the eastern end of the former Rancho La Sierra Yorba, and towards the west end of the present-day City of Norco. The townsite extended between present-day Bluff Street, Corydon Street, Vine Avenue, and Stagecoach Drive. The Santa Ana River was located directly northwest of the town and the tracks of the Pomona, South Riverside & Elsinore Railway intersected the area in a northwest-southeast orientation. At this time, the town was part of San Bernardino County. The area was subdivided into rectangular parcels backed into a central alleyway. Streets were laid out in a north-south and east-west orientation and named after the businessmen and agricultural crops the company promoted. On the southwest corner of present-day Bluff Street and River Road (then River Street), a park and reservoir were constructed known as Auburndale Park. Within a year, a hotel, a company office, and several houses were constructed in the townsite. Auburndale was promoted in newspaper publications as a scenic fertile area with a reliable water supply and as the "most promising new town in Southern California."¹⁰

Despite the publicity the new town received, it was not a great success and never flourished as Jameson and his associates had hoped. While land was eventually sold, much of it was retained by buyers for investment purposes and not settled immediately. Most of the land purchased was later resold in smaller parcels. By early 1889, promotional advertisements of the new town all but ceased.

In 1893, Riverside County was formed from parts of San Bernardino and San Diego Counties. Within the first few years of Riverside County's formation, it experienced exponential growth and development. By 1896, the population of Riverside was 18,889. Much of the growth that occurred in the newly formed county was located in areas such as Corona, Riverside, and Temecula, while development in the area that would become Norco was relatively stagnant and predominately utilized for dry-farming operations. In 1897, the *Riverside Independent Enterprise* reported that Auburndale had 1,520-acres of barley and 800-acres of wheat. In addition to dry-farming operations, citrus was another main crop that was cultivated in the area, however it failed to take off.¹¹

Between the late 1890s into the early 1900s, little information is known about the Auburndale Colony and the remaining area that comprises the present-day City of Norco. The area experienced several failed attempts to develop into a productive agrarian community and passed through several ownerships. By 1896, Auburndale appears to have been under the ownership of the Pacific Mutual Life Insurance Company and was regarded as a tract of South Riverside, which would be renamed to the town of Corona in 1896.¹² In 1898, seventy acres of the Auburndale Colony was deeded to J. F. Moulton and H. H. Praed by the Pacific Mutual Life Insurance Company.¹³ The *Los Angeles Daily Herald* reported that the businessmen planned to improve the tract by planting olive trees, however it is unknown if this was ever achieved. In 1901, with little development occurring in the Auburndale townsite, Auburndale Park was sold and utilized for ranching purposes.¹⁴ While the population of the area was small, a transmission line and powerhouse was constructed by the Riverside Power Company to provide electricity to the area's residents in 1903. However, shortly after the line's construction, the plant known as Pedley Powerhouse, was deemed unreliable and later discontinued.

https://www.google.com/books/edition/History_of_San_Bernardino_and_Riverside/LmoUAAAAYAAJ?hl=en&gbpv=1&bsq=Auburndale%20

¹⁰ *Press and Horticulturist*, November 19, 1887.

¹¹ *Riverside Independent Enterprise*, March 7, 1897.

¹² *Los Angeles Daily Herald*, June 18, 1898.; John Foster, *Archaeological Assessment of 11 Historical Sites in the Prado Basin* (CA: Greenwood Associates, 1996).

¹³ *Los Angeles Daily Herald*, June 18, 1898.

¹⁴ *Riverside Independent Enterprise*, October 10, 1901

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In 1908, the *Los Angeles Times* reported on the sale of a portion of the former Rancho La Sierra Sepulveda.¹⁵ Sections of the rancho located west of the Norco Hills ridgeline were purchased by George E. Pillsbury and Willits J. Hole. By 1910, additional investors purchased land in the area. During the 1910s, a series of subdivisions were plotted known as La Sierra Heights. Lots were divided into small to medium parcels for farming. The earliest division of lands were subdivided by the Citrus Belt Land Company as the Orange Heights Tract 1 and 2.¹⁶ The company created the Orange Heights Water Company to provide water to its tracts. The company's lands were promoted as the "ideal location for growing citrus;" however, it was unsuccessful due to unfavorable soil and climatic conditions. Eventually much of the company's citrus trees were replaced with other crops, such as deciduous fruits and row crops. While the area did experience some development, it would not experience substantial growth until the early 1920s.

By the 1920s, following several ownerships, Rex B. Clark, a land developer originally from Detroit, Michigan, purchased the struggling community.¹⁷ Clark took a different approach to the development of his lands from that of the Citrus Belt Land Company. He envisioned a utopian settlement largely independent of the services of an outside city. His goal was to create a thriving agricultural community replete with several amenities such as general stores, restaurants, a movie theater, and small getaway homes located towards the peripherals of the town.

On May 13, 1923, the town of Norco was founded by Clark. Norco is a portmanteau of "North Corona" and was comprised of five subdivisions surrounding a village center containing a general store, gasoline station, and the Norco Garage. A manufacturing district was established complete with a warehouse, plumbing shop, pipe-making facility, concrete block-manufacturing operation, machine shop, lumber yard, and construction department. Here residents of Norco could arrange to have homes built, buy a prefabricated chicken coop, purchase irrigation pipes, buy a tractor or have one repaired. Groceries, clothing, hardware, dry goods, auto parts, and other essentials were available in the Norco Store. Residents dined at the Norco Grill, attended community gatherings at a meeting hall and patronized the library which was run by volunteers from the Women's Progressive Club. Upham's Drug Store was located next to the North Corona Land Company office and the Orange Heights Water Company. South of these buildings was a pavilion where residents and farmers gathered for community events. To the west of the pavilion was the Norco School which operated from 1924 to 1947. The Norco School is now the Norco Community Center.¹⁸

Norco was considered to be remote, so Clark built a 38-foot-tall lighthouse with a powerful revolving light to draw attention to his remote community. The lighthouse, which became the symbol of Norco, was located on top of a hill near the center of town called Chocolate Drop Mountain. Today the hill is known as Beacon Hill. Clark organized an elaborate grand opening for the town on May 13, 1923. He ensured that all essential services to support Norco were in place before the grand opening. "Despite threatening weather approximately 5,000 visitors motored to this district....and enjoyed a program which included band concerts, contests of various kinds, speeches and fireworks."¹⁹

¹⁵ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

¹⁶ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

¹⁷ Norco Area Chamber of Commerce & Visitors Center, *A Brief History of Norco*, Website: <https://www.norcoareachamber.org/norco-history.html>. Accessed July 2022.

¹⁸ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

¹⁹ "Norco Draws Big Crowd at Opening," *The Los Angeles Times*, 20 May 1923, V13.

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Clark was persuasive with his vision. Many people moved to Norco and built modest homes, planted gardens, and raised chickens or rabbits. Instrumental in the success of its residents, Clark provided markets to distribute their farm products to other communities. To help inexperienced farmers hone their skills, Clark established demonstration farms where people were taught about raising chickens, growing food, and bringing their products to market. Property owners held shares in the Orange Heights Water Company and helped set its rates. Horses were a significant part of Norco's everyday life and used for transportation, recreation, and farming. Trees lined many streets creating trails for equestrians, a forerunner of the 140 miles of horse trails which exist in Norco today.²⁰

In 1924, while drilling for water, Clark discovered a hot mineral spring. He saw this as an opportunity to develop a resort and announced his plans to build a \$1.5 million-dollar resort in Norco. Architect Dwight Gibbs designed the Norconian Resort in the Mediterranean style. The resort comprised over 700 acres and included a 250,000-square foot hotel, a 60-acre lake, two Olympic-sized swimming pools, a pavilion, a tea house, chauffeur's quarters, a large auto garage, an 18-hole golf course, and many other amenities including exercise facilities. The Norconian opened on February 2, 1929, just months before "Black Tuesday." The resulting stock market crash marked the beginning of the Great Depression. During the 1930s, the depressed economy and impoverished surroundings caused the resort to lose money from the beginning. In 1941, the US Navy purchased the resort for \$2 million and expanded it into a premier World War II-era hospital. Significant advances were made in the treatment of tuberculosis, malaria, and polio. Additions to the resort expanded its capacity from 500 to over 4,000 patients. Today, the grounds of the Norconian Resort are divided between a weapons research facility and a state prison. Most of the resort remains intact and in 2000 it was listed on the National Register of Historic Places.²¹

Norco grew significantly after World War II, however, instead of large-scale developments, small subdivisions were established and multi-acre lots continued to be divided into smaller parcels. In 1959, the California Highway Commission identified the route between Devore and Corona for the future Interstate 15. The highway received its interstate designation in 1972 when it connected with the route that spanned from Mexico to Canada. Improved transportation systems made it easier for residents to shop outside of Norco. By 1960, the Norco general store was vacant and deteriorating.

Beginning in the 1950s, horses owned by ranches in Norco began participating in races, rodeos, and horse shows. Real estate developers began catering to horse owners during the mid-1960s. The JR Spread subdivision on Second Street advertised half-acre "ranchettes" with large, ranch style homes and individual horse corrals. The subdivision also featured a regulation-sized riding ring for community use.²² It was during this period that Norco became known as "Horsetown USA." Norco was incorporated as a city in 1964. The Western-themed, horse-friendly city, established a half-acre minimum for housing lots, which maintained the community's low population density and controlled growth.²³

Agriculture and Animal Husbandry, 1887-1960s

During the initial development of the area, the local economy was primarily based on the cultivation of dry-farming crops, such as alfalfa, grain, barley, and wheat.²⁴ Early dry-farming operations were mostly centered

²⁰ City of Norco, *Historic Resources Survey Pre-1946, vol 1*. 2012.

²¹ Tippet, Goodwin and Thorton, 12-13.

²² "Norco Project Offers Real Western Tableau," *The Los Angeles Times*, 27 June 1965, H9.

²³ K. Warner and H. Molotch, *Building Rules: How Local Controls Shape Community Environments and Economies* (Boulder, Colorado: Westview Press, 2000), 46, 49.

²⁴ Kevin Bash, et. al., *A Brief History of Norco* (SC: Arcadia Publishing, 2013).

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along the western boundaries of the present-day city of Norco, in the proposed town of Auburndale, within proximity to the Santa Ana River. In 1887, *Press and Horticulturist* reported that several hundred acres of alfalfa were being grown in the Auburndale Colony.²⁵ While Auburndale was not one of the top grain producing areas in the newly formed Riverside County, its acreage in both barley and wheat exceeded that of the larger Riverside townsite, located directly northeast of the Santa Ana River. By 1897, the area had a total of 2,400 acres of land dedicated to the cultivation of barley and wheat, compared to Riverside which had a total of 500 acres.²⁶

In the mid-1890s, citrus was added to the area's local economy by early developers in an effort to encourage settlement. In 1896, the San Jacinto Land Company purchased the land south of First Street, along the southern boundaries of the City of Norco. Since citrus operations had proven to be very successful agricultural ventures in Corona, the company decided to plant an orange grove on their newly acquired property. To facilitate agricultural operations, the company installed the first irrigation system in the area, utilizing the force of gravity to bring a flow of water via a canal from the southern part of Corona.²⁷ However, citrus operations were unsuccessful due to the valley's low sea level elevation and its proximity to the Santa Ana River which left groves vulnerable to frost. After ten years of oranges freezing due to these conditions, the groves were pulled out. Although citrus operations initially failed, the company's water conveyance system enabled expansive fields of alfalfa and barley to thrive and become more commercially viable since they were no longer relying on rainwater for irrigation. These fields produced high-quality alfalfa and barley for California into the 1950s. The canal eventually collapsed, and strategically placed wells eventually provided the steady source of water for Norco's agricultural industry.²⁸

By the early 20th century, agricultural operations extended north towards the future townsite of Norco. Following the sale of nearly 18,000-acres of the Stearns Rancho to Willits J. Hole and George E. Pillsbury in 1908, the land was later subdivided into farm lots ranging between 7.4-acres to 35.58-acres under the Citrus Belt Land Company.²⁹ The company was named Citrus Belt because the owners were convinced the area was ideal for the cultivation of lemons and oranges despite failed attempts only a few years earlier. A 93-lot subdivision was established by the company that extended north from First Street to Parkridge Avenue and from the Santa Ana River to Hillside Avenue. Two large nursery buildings were constructed as well as several thousand acres of citrus groves and orchards. By 1909, advertisements for the Riverside Orange Heights Tract first appeared in the *Los Angeles Times* with the title "Best Orange and Lemon Lands." Citrus lots were selling for \$200 to \$350 per acre while alfalfa lands were offered for \$125 to \$175 per acre.³⁰ In addition to citrus, it was reported that the area produced tomatoes, watermelons, olive, peaches, apricots, pears, and a "few apples."³¹

To facilitate agricultural operations, the Orange Heights Mutual Water Company was formed to provide irrigation and domestic water needs for the Citrus Belt Land Company's tracts. "The Orange Heights Water Company supplied water from wells, with the distribution of water accomplished through discharge mains, booster stations, nine earthen open-air storage reservoirs, and two wooden tanks located at higher elevations. Water pressure in the system ranged from 5 to 65 pounds with most end users receiving water at very low

²⁵ Ibid.

²⁶ *Los Angeles Daily Herald*, April 25, 1897.

²⁷ Bash, *Brief*, 2013.

²⁸ Bash and Bash, 2013, 19-22.

²⁹ Bash, *Brief*, 2013.

³⁰ Advertisement, *The Los Angeles Times*, 23 March 1909, II-10.

³¹ Bash, *Brief*, 2013.

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pressures.”³² Since the area had a reputation for being susceptible to frequent flooding and frost, eucalyptus trees were imported to serve as wind breaks and planted throughout the new development.

Despite the endeavors taken by developers to transform the area into a prosperous agricultural community, efforts fell short. Large quantities of fruits and vegetables produced by farmers overwhelmed local markets, forcing them to transport the remainder to Los Angeles which proved to be costly.³³ Local merchants complained about the overabundance of one crop and of having to ship in others since local farmers failed to grow them. Additionally, merchants complained that the produce from the Citrus Belt was not only inferior but more costly than other fruits and vegetables shipped from Los Angeles.³⁴ In 1916, the Corona Farms Center was formed in an effort to help establish local market needs and to produce a more desirable product. However, the area would not see commercial success until the arrival of Rex Clark in the early 1920s.

By the 1920s, the agricultural economy of the area was largely based on the poultry industry. In October of 1920, the *Corona Daily Independent* reported that over eight hundred acres of land was purchased by Rex B. Clark, the founder of Norco. Following the transaction, Clark quickly gained control of the Citrus Belt’s land interests, renaming it the North Corona Land Company (NCLC).³⁵ He would later go on to establish the self-sustaining town of Norco. Since Clark was aware of the area’s past failed attempts in agriculture and its vulnerability to the Santa Ana winds and frost, he attended a series of lectures on the commercial cultivation of poultry.³⁶ While not entirely giving up on produce, he realized the economic viability in transforming his new development into a major poultry center.

By late 1923, newspaper publications advertised the area’s poultry ranches, and Clark’s idea that even people with no farming experience could make a comfortable living on two acres and 1,000 hens with advertising lines like “Poultry Pays in Norco” and “A Norco ‘Nest Egg.’”³⁷ Clark also hired a full-time poultry expert to offer advice to new chicken farmers and sold prefabricated chicken coops that could be assembled in days. Many people bought into this idea, and in 1924, with the help of the North Corona Land Company, over 30 poultry farmers joined together to form the Norco Poultry Association.³⁸ By 1926, hens in Riverside County were bringing in over \$2.6 million a year, with Norco housing twelve percent of all the hens in the county.

While the poultry business continued into the 1930s, a small number of farmers continued to grow a of variety crops, though unsuccessfully. Despite the advice of the local farm bureau to focus on one or two crops, farmers grew a variety of produce in small amounts that none of their harvests were profitable beyond their value as a backyard garden.³⁹ In larger agricultural operations, farmers continued to make the same mistake of growing the exact same crop which flooded the local market and drove prices down. However, there were farmers who did experience some financial success in producing watermelons, blueberries, potatoes, and lettuce. One of these farmers was Walter Knott who established a nursery with his cousin Jim Preston, once located at the southeast corner of Third Street and Hillside Avenue.⁴⁰ He planted 10-acres of blueberries and used chicken manure to fertilize his crop. Knott would later go on to establish the Knott’s Berry Farm theme

³² B. Wilkman, *Historic Resources Context Statement, 1946 – 1966, City of Norco, Riverside County, California* (Riverside, California: Wilkman Historical Services, 2012), 14.

³³ Bash, *Brief*, 2013.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Advertisements, *The Los Angeles Times*, 29 October 1923, l3; 24 April 1927, K15.

³⁸ "Subdivisions and Subdividers: Poultry-Men Organize," *The Los Angeles Times*, 27 January 1924, D10.

³⁹ Bash, *Brief*, 2013.

⁴⁰ Ibid.

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park in Buena Park, California. By 1945, vegetable and fruit farms were all but extinct in Norco, and most of the orchards and groves had been pulled out. Alfalfa production continued until the mid-1950s.

In the 1950s and 1960s, efforts to preserve Norco's rural setting led to pressures to get rid of large-scale commercial agricultural operations and large-scale suburban development. Following World War II, Southern California, including Norco, experienced a population increase that would create a desperate need for housing. Developers turned to Norco and applied pressure to the County Board of Supervisors to rezone former agricultural lands to allow for the construction of large-scale tract housing to accommodate the growing population. However, developers were met with resistance mostly by Rex Clark who owned and controlled much of the undeveloped property in Norco. Developers found ways around the obstacles by annexing lands outside of Clark's community boundaries to the City of Corona and by buying lands from residents.

By the 1960s, new developments were constructed along former agricultural lands, bringing with it a new kind of resident. The new residents were "highly educated" and had little interest in participating in poultry operations. Many of the newly arriving residents were equestrian hobbyists who had relocated from Orange County after losing their animal-keeping rights and being driven out by zoning changes and housing tracts. Many commuted to larger cities for work, while others were small business owners who profited from equestrian breeding, training, racing, and showing. Long-time residents of Norco distrusted the newcomers, who complained about the smell of poultry farms and the nuisance of flies. Long-time residents also feared that the residential zoning would eventually squeeze out the agricultural zoning and lead to the urbanization of Norco. One thing both the new and old residents agreed on was that that heavy agriculture did not belong in Norco. The Norco Agricultural Association expressed this sentiment by stating: "We want to retain the rural flavor of Norco. That's why most of us came out here in the first place. We would like to see the preservation of light agriculture such as two or three houses and poultry. We don't want to see heavy agriculture like dairies and hogs and heavy farming. That's against our own interests. You can't put homes beside heavy agriculture successfully."⁴¹

Zoning laws were enacted to ensure the rural character of Norco, and economic challenges made it hard for small poultry farmers to remain viable. The Board of Supervisors set limits on the maximum size of poultry farms. Under the new zoning laws, most of Norco's commercial poultry industry was considered "non-conforming" by the Riverside County Board of Supervisors and were given three years to operate before they were forced to close. As a result, Norco's once booming poultry industry faced consolidation as some farms folded. In 1961, the number of poultry businesses in Norco was about 37, mostly clustered around Hamner Avenue in Orchard Heights, and Norco Farm Tracts. By 1967, that number had dwindled to nine. Although zoning laws were enacted to prevent large-scale agricultural operations, at least three large dairies were established towards the western end of Norco's present-day city boundaries, along River Road.⁴²

Navy in Norco, 1945-1957

The subject property was purchased by Rex Clark between 1919 and 1920. It was part of his personal ranch and was used primarily for growing alfalfa and raising cattle.⁴³ In 1924, a worker with the last name of Lemus informed Clark of the hot springs west of the junction of today's Bluff Street and Vine Avenue. This spurred the drilling of wells in the area and drillers discovered a hot spring and a steady water supply. Clark utilized

⁴¹ Wilkman, *Historic*, 87.

⁴² Three dairies were identified in the 2021 Phase I ESA / VCS Environmental Report: 2710 River Road, 2699 River Road Double D Dairy, and 2877 River Road Dallape Dairy.

⁴³ Email correspondence with Kevin Bash, 2022.

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this water for his Norconian resort and constructed a pumping plant and well house in the vicinity. This became known as "Pump House West – Hot Springs" during the short-lived heyday of the Norconian resort. Clark's resort, called the Lake Norconian Club, was placed on the National Register of Historic Places in 2000.⁴⁴

In 1941, the US Navy acquired the Norconian resort for use as a Naval Hospital. The terms of the transaction were opposed by Clark, who felt that the amount offered for his land and resort was too low. This resulted in lengthy condemnation proceedings that were resolved in Clark's favor just after WWII.⁴⁵

Clark's Norconian resort became the US Naval Hospital – Corona. The facility carried the Corona name since it was served by the Corona post office. The hospital saw immediate use as service members injured in the attack at Pearl Harbor were the first patients. The facility saw continued use for the duration of World War Two as the rooms, baths, spas, fitness facilities, and mess halls were perfect for a hospital operation. The active period of the Naval Hospital Corona was from 1941 to 1957.⁴⁶

In 1945, the Navy began a project to improve the water supply for the hospital. The Navy executed a contract to drill three wells along the bluff above the Santa Ana River. This location is now part of the subject property. The project also included a pipeline to carry the water to the Naval Hospital. The project was completed in 1946.⁴⁷ See Appendix D for photos of the well drilling project.

The Navy closed the hospital temporarily in 1949, leading to a new mission at several of the buildings on the grounds of the old Norconian resort. This included the National Bureau of Standards (NBS), now part of the Naval Surface Warfare Assessment Center. The NBS relocated to the hospital grounds in 1951. The facility made substantial contributions to the development of guided missiles in the Cold War. Over the years, it became a significant Research Development Test & Evaluation (RDT&E) facility for the Navy. Colloquially, it became known as "detachment Corona." The Navy's research and development facilities in Norco, started in 1951, continue to be active today.⁴⁸

Based on a map included in a 2016 report concerning a proposed amendment to the Norconian Club National Register nomination, by 1956 a fourth well may have been added to the site. A map attributed to the *NHC and NOLC Master Shore Station Development Plan* dated June 1, 1956, appears to show a fourth well.

In 1957, the Navy closed the hospital for good, ending the facility's mission as physical healing location. However, in 1962 a new mission of healing minds took over when ninety acres on the northern end of the old resort was declared surplus. The land was taken over by the State of California as a drug treatment center. Known as the California Rehabilitation Center after 1963, this was the first state-level drug treatment center in the United States. On the southern end of the former resort, the Riverside Community College District claimed 141 acres. This area is now Norco College and John F. Kennedy High School. Naval use of the property continued at the heart of the old resort, and it is now known as Naval Weapons Station Seal Beach Detachment Norco.⁴⁹

⁴⁴ Email correspondence with Kevin Bash, 2022; Kevin Bash and Brigitte Jouxte, *The Navy in Norco* (Charleston S.C: Arcadia Publishing, 2011), 21.

⁴⁵ Kevin Bash and Brigitte Jouxte, *The Norconian Resort* (Charleston S.C: Arcadia Publishing, 2007), 115.

⁴⁶ Bill Wilkman, *Norconian Property Historic Resources Survey and Evaluation, Hospital Era (1941-1957) and Guided Missile RDT&E Era (1951-Present)* (Riverside, CA: Wilkman Historical Services, October 1, 2015), 48.

⁴⁷ *Navy in Norco*, 62.

⁴⁸ *Navy in Norco*, 67.

⁴⁹ *Navy in Norco*, 124.

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Property Ownership History

Property ownership and occupancy was established through historical research, City Minutes provided by the City of Norco, the 2021 *VCS Environmental Phase 1 Environmental Site Assessment*, and email correspondence with local historian and Council Member Kevin Bash.

Between the 1920s and 1941, the property was under the ownership of Rex Clark, the founder of the City of Norco. In 1941, the Norconian property was acquired by the United States Navy. Between 1945 and 1946, three water wells were constructed on the subject parcel to serve the Naval Hospital Corona. In 1997 the City entered into a lease agreement with the State of California, Department of Corrections, to construct a three million gallon per day (MGD) iron and manganese treatment facility on two acres at the eastern end of the parcel. The entire parcel remained under the United States government's ownership until 2009 when it was transferred to the City of Norco.⁵⁰

Historic Property Appearance

When the US Navy acquired the Norconian resort it designated the land as a Naval Reservation. The Navy also reserved three other parcels in the vicinity. One of these parcels is APN 121-110-001; the other two are outside the proposed project area and survey boundaries. One naval reserve was at the end of 5th Street at the Santa Ana River for a sewage treatment plant, one was on a hill north and east of the hospital for a water storage tank and the third was a rectangular parcel along Bluff Street where three water wells were constructed in 1945-46.⁵¹ Maps showing the location of the Naval Reserves in relation to the Naval Hospital Corona on a 1973 USGS topographical map showing the Naval Reserves are included in Appendix A.

The wells were installed by the US Navy beginning in late 1945 and early 1946 to serve the Naval Hospital Corona. The wells replaced/supported the original hot springs well that fed the Norconian spas. Vice Admiral Ross T. McIntire wrote to Congressman Carl Vinson on June 25, 1945, stating that the need for a new water supply had been under study for two years. The situation had deteriorated to the point that "the existing water supply is thoroughly unreliable due to obsolete pumping equipment and old water mains which cause frequent interruptions in the service." Vice Admiral McIntire suggested the speediest solution was to acquire a 15-acre parcel where three wells could be drilled at a cost of \$108,500. Representative Vinson of Georgia, chair of the House Committee of Naval Affairs, reacted positively and asked Vice Admiral McIntire to send up his request for action immediately.⁵²

The Navy acquired land adjacent to the Norconian pump house west building. By February 1946, the project was nearly completed, with three wells drilled pipe laid to the hospital. The project was executed under contract NOy-12819.⁵³

The Navy wells were in operation to serve the navy hospital until its final closure in 1957. In 1985 the Norco Citywide Water Master Plan called for rehabilitation of the Navy wells as part of ongoing efforts to treat iron and manganese within the city's potable water system. At that time, the wells remained in use for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center. The use continued

⁵⁰ Groves, *Staff Report*, 2009.

⁵¹ U.S. Geological Survey, *Corona North, CA.*, 1967 ed., photorevised 1973, scale 1:24,000, 7.5 Minute Series (Topographic) (Reston, Va.: USGS, 1975), accessed August 25, 2022, <https://ngmdb.usgs.gov/topoview/viewer/#4/39.98/-100.06>.

⁵² Letter, Vice Admiral Ross McIntire to Representative Carl Vinson, 6-25-1945; Letter, Representative Carl Vinson to Vice Admiral Ross McIntire, 6-27-1945 (copies provided by Kevin Bash, original at National Archives).

⁵³ Copy of photo provided by Kevin Bash, original at Sea Bee Museum and Archives, Port Hueneme, California: SP-10948, U.S. Naval Hospital, Corona, California, 28 February 1946, Three Drilled Water Wells Showing Excavated Pipe Line.

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through at least 1997 when the city executed a land lease with the State of California for a two-acre portion of APN No. 121-110-001 with the intent to install a municipal water facility at the site. This two-acre site is the current location of the city's Bluff Street facility.

It is speculated that the three Navy wells were removed from service after the 1997 land lease. Up until a short time ago, the three Navy well sites / locations appear to have been essentially intact as constructed. This assessment is based on the lack of documented ground disturbing activity at the site. Aerial imagery indicates that between ca. 2015 to the present, modification to at least the surface aspects of the Navy well locations occurred. In these views surface activity and ground disturbance is easily discerned. One of the wells appears to have been destroyed in 2019-2020 as part of the Bluff Street project.

Based on aerial photos, sometime after 1994 and before 2002 the City of Norco installed its own wells and pumping plant on the eastern portion of the Navy parcel. This most likely occurred shortly after the 1997 lease was executed. This became known as the Bluff Street pump station and reservoir. The City acquired this parcel from the Navy in 2009.

The wells were discussed in the 2015 study of the Naval Hospital that covered the hospital era from 1941 to 1957 and the Guided Missile and RDT&E era from 1951 to the present. The 2015 study was used as the basis for a draft 2016 amendment to the Lake Norconian Club historic district that was approved by the California State Historical Resources Commission (SHRC) on February 2, 2018. The 2015 report noted: "amazingly, after 87 years, the wells are still in place, although not all are in working order and none are producing potable water. At least one well is being used to supply reclaimed water for landscape irrigation." The 2015 report noted that the Navy apparently retained control over the operation of the wells "until the spring of 2015 when they were turned over to the City of Norco."⁵⁴

In 2019 the City began a project to construct two 1,000,000-gallon reservoirs at the Bluff Street pumping station. The project, completed in 2020, included a new pump station and the abandonment of an existing well at the site.⁵⁵ It appears the abandoned well was one of the three original Navy wells; see Site Plan.

January 2020 Norco City Council meeting minutes offer an indication of the status of the Navy wells at that time.

Planning Director King presented and stated that the Reservoir No. 8 & 9 and Booster Station Project is an approved capital improvement project. He explained that the Public Works Department proposes to construct two new 1,000,000-gallon reservoirs and booster station that will operate in conjunction with the existing groundwater treatment plant at the same site and the new reservoirs are needed to provide additional storage capacity to the water system and allow the existing treatment plant to operate more efficiently. He stated that the City is the lead agency under the California Environmental Quality Act (CEQA) because the project is within City limits and the City Council needs to approve and adopt the MND pursuant to the CEQA. Public Works Director discussed they property and initial construction, dust control and it will need tribal monitoring as well in case any historical artifacts are found, a tribal monitor and arch monitor will be on site during grading as requested by tribe.

⁵⁴ *Norconian Property Historic Resources*, 149.

⁵⁵ Chad Blais, *City of Norco Staff Report RE: Acceptance of Bids and Award of Contract for the Bluff Street Pump Station and Reservoirs 8 and 9 Project* (City of Norco, November 6, 2019).

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Council Member Bash had questions to the Navy wells and hot springs in this location.

Public Works Director Blais stated that one of the springs is used for non-potable water and the wells were demolished.⁵⁶

In August 2022, as part of communications on the history of the site with City representatives, demolition of the wells was affirmed.⁵⁷ It is unclear as to if and when the three 1945-1946 Navy wells were demolished and whether that process was documented or memorialized via a permit or report.

Cultural Resource mitigation for the Bluff Street project included archaeological monitoring during all grading activities and preparation of a monitoring report, to be submitted to the City within 30-60 days of the completion of grading.

B10. Significance (Continued from page 2):

CRHR / Local Register Eligibility Review

CRHR Criterion 1 / Local Criterion A: *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; Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.*

CRHR Criterion 1 is equivalent to Local Register Criterion A. Under CRHR Criterion 1 / Local Register Criterion A, the setting of the former US Naval property listed as 4400 River Road (Riverside County Assessor's Parcel No. 121-110-001), has undergone such significant changes that researchers could only provide an approximate location of the former wells. Demolition has resulted in a complete loss of character defining features connecting the Navy wells resource to its 1940s and 1950s association with the Naval Hospital Corona. The presence of water has always been significant to the development of the Norconian resort from the discovery of the hot springs in 1924, to the development of the resort from 1929 to 1941, and in later years to the Naval Hospital Corona from 1941 to 1957. The hot springs wells and Pump House West are a key part of the "creation story" of the Norconian resort as described in the Lake Norconian Club National Register nomination (listed 2000).⁵⁸

While these 1924-era Norconian wells were adjacent to the Navy well parcel, now City parcel 121-110-001, the Norconian Property Historic Resources Survey from 2015 and a Cultural Resources Assessment from 2018 did not find the now demolished Navy wells eligible under any criterion due to their distance from the Norconian and lack of distinctive architectural features.⁵⁹

The Navy wells, constructed in 1945-1946 to improve the water supply for the Naval Hospital Corona, were a key to the continued development and success of the hospital's mission. The hospital, in turn, was significant

⁵⁶ City of Norco, City Council Regular Meeting Minutes Excerpt – Item 6C, January 15, 2020.

⁵⁷ Email correspondence with Bill Wilkman, 2022.

⁵⁸ Pamela Ensley, Knox Mellon, and Pam O'Connor, *Lake Norconian Club National Register Nomination* (Norco, CA: Mellon & Associates, 1998), Section 8, page 2.

⁵⁹ Bill Wilkman, *Norconian Property Historic Resources*, 149; BCR Consulting, *Cultural Resources Assessment*, 8-9.

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to the development of Norco. As such, the Navy wells on the subject property could be classified as a "special element" of Norco's history if they retained integrity. Because the resources have been demolished and lack all seven aspects of integrity, the wells can no longer convey the character defining features of their significance.

The theme of water was identified as an important context in the 1946-1966 study of Norco, although the water supply for the Naval Hospital Corona was not discussed in that document. The wells were discussed in the 2015 study of the Naval Hospital that covered the hospital era from 1941 to 1957 and the Guided Missile and RDT&E era from 1951 to the present. The 2015 study was used as the basis for a draft 2016 amendment to the Lake Norconian Club historic district that was approved by the California State Historical Resources Commission (SHRC) on February 2, 2018. The expanded area has not yet been entered into the National Register because the Navy federal preservation officer has not forwarded the nomination approved by the SHRC to the Keeper of the National Register.⁶⁰

The 2015 and 2016 studies did not cite or include the wells as potential contributors to an expanded historic district. They were omitted because of their distance from the heart of the already-listed Norconian property. The 2015 report noted: "because of the remote location of these wells and the lack of distinctive architectural features, these wells are not listed as district contributors." The 2016 draft amendment did not mention architectural features. In reference to the three non- adjacent naval reserves (sewage treatment plant, covered reservoir, and wells), the 2016 document noted: "these facilities were all established on separate properties outside the contiguous boundary of the NHC and are not included in the expanded Historic District."⁶¹

Because of lack of integrity, the Navy wells property is not historically significant under CEQA Criterion 1 and Local Register Criterion A.

CRHR Criterion 2 / Local Criterion B: *Associated with the lives of persons important to local, California, or national history.*

Under CRHR Criterion 2 / Local Register Criterion B, the property is not associated with persons, a business use, or events significant in local, state, or national history. Therefore, the property is not eligible under CRHR Criterion 2 / Local Register Criterion B.

CRHR Criterion 3 / Local Criteria C and D: *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or is a valuable example of the use of indigenous materials or craftsmanship (C) or represents the work of a notable builder, designer or architect (D).*

Under CRHR Criterion 3 / Local Criterion C, because the former US Navy wells have been demolished and lack all seven aspects of integrity, they can no longer convey the character defining features of type or method of construction. The location of the wells, adjacent to the earlier Norconian well field, once linked the engineering of the two eras. The design of three wells, one of which was planned to be left in reserve in case of failure of the other wells, gives an indication of how engineers and hydrologists approached the water

⁶⁰ Bill Wilkman, Historic Resources Context Statement, 1946-1966, City of Norco, Riverside County, California (Riverside, CA: Wilkman Historical Services, October 2012), 14-22; 36-37; Bill Wilkman, *Norconian Property Historic Resources*, 148-149 and 153; Bill Wilkman, *Lake Norconian Club Historic District (Amendment)* (Riverside, CA: Wilkman Historical Services, 2016), Section 8, Page 8 and Section 9, Page 208.

⁶¹ Bill Wilkman, *Norconian Property Historic Resources*, 149; *Historic District (Amendment)*, Section 8, Page 8.

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needs of an important single facility such as a military hospital. The continuity of the site for use as a water source by the City of Norco until the present links the wells to a more recent period and method of construction. The wells were in operation to serve the Navy hospital until its final closure in 1957; however, use continued for irrigation purposes for both the Naval Weapons Station and California Rehabilitation Center.⁶² For its complete loss of distinctive characteristics of a period and method of construction, it appears the Navy wells property is not historically significant under CEQA Criterion 3 and Local Register Criterion C.

CRHR Criterion 4 / Local Criterion G: *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

Although the Navy wells parcel (121-110-001) may contain subsurface remains of the wells and pipes, it is unlikely that subsurface investigations will yield important information. The property is not eligible under CRHR Criterion 4 / Local Criterion G.

Local Register Criterion E: *Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City.*

The subject parcel does not have a unique location or singular physical characteristic representing an established and familiar visual feature of the neighborhood, community, or the City. Additionally, the property is not located within the boundaries of a registered historic district. For this reason, Urbana determined the subject property is not eligible under Local Register Criterion E.

Local Register Criterion F: *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The subject parcel does not reflect significant geographical patterns, or a distinctive example of a park or community planning. Therefore, the property is not eligible under Local Register Criterion F.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

Due to loss of integrity, the Navy wells located at the 4400 River Road property (Riverside County Assessor's Parcel No. 121-110-001) have not been found individually eligible for designation under CEQA criteria or local register criteria. The wells were previously mentioned in the 2015 *Norconian Property Historic Resources Survey and Evaluation* report. The 2015 report noted: "amazingly, after 87 years, the wells are still in place, although not all are in working order and none are producing potable water. At least one well is being used to supply reclaimed water for landscape irrigation." The 2015 report noted that the Navy apparently retained

⁶² For the well redundancy specification, see B. Lenhart, *Memo to Head, Hospital Division*, 6-7 1945 (copy provided by Kevin Bash, original at National Archives).

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control over the operation of the wells “until the spring of 2015 when they were turned over to the City of Norco.”⁶³

Recently, within the last seven years (since 2015), it appears that some of the surface manifestations of the wells have been removed. City records indicate that one well was demolished as part of the Bluff Street pump station and reservoir project in 2020. It appears that the demolished well was one of the three installed by the Navy in 1945-1946.⁶⁴ The site plan shows the presumed location of the demolished well on the Bluff Street pump station and reservoir parcel.

While it appears that the below-ground infrastructure of two of the three wells may remain in place, it is unlikely that subsurface investigations will yield important information. The wells no longer maintain sufficient integrity to document an important association with special elements of Norco’s history. Not enough of the design and infrastructure of the wells remain to demonstrate that they are significant as a type, period, or method of construction.

Two of the Navy wells could maintain integrity of location since they are in their original drilled site. However, they have lost integrity of setting since the appearance of the parcel has been compromised by the removal of surface features. The remaining two wells lack integrity of design, materials, and workmanship since the physical aspect of the wells have been removed. Because the construction of the updated and enlarged Bluff Street pumping plant separates the remaining wells from their link to the Naval Hospital, they no longer maintain association with the Naval Hospital Corona.

The Navy wells located at the 4400 River Road property (Riverside County Assessor’s Parcel No. 121-110-001) have lost integrity under nearly all the seven measurable aspects. Accordingly, the property does not retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. The Navy wells have lost the ability to convey significance. Due to loss of integrity, The Navy wells are not considered eligible for listing on the CRHR or the local register.

⁶³ Bill Wilkman, *Norconian Property Historic Resources*, 149.

⁶⁴ *City of Norco Staff Report*.

Resource Name or #: Navy Wells

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

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **Navy Wells**

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APPENDIX F

PREPARER QUALIFICATIONS

Alexia Landa, BA
Historian + Archaeologist
alexia@urbanapreservation.com

Alexia Landa is a Veteran of the United States Navy having served from 2007-2012, including deployments in the Middle East. For the USN, she served as an Aircrew Survival Equipmentman. In this capacity she inspected aircraft and aircrew life-support equipment for evidence of abuse, damage, or malfunction. She holds a Bachelor of Arts (double major) in History and Anthropology from San Diego State University. Prior to joining Urbana, Alexia served as an Archaeological Specialist for the California Department of Parks and Recreation Southern Service Center where she performed archaeological monitoring and site assessment activities for a variety of project types including State Park facility improvements, historic building maintenance, and municipal water and sewer system repair and replacement. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History. At Urbana Alexia leads field survey and monitoring activities, conducts contextual and site-specific research, prepares historic context statements, and authors technical reports and site records. Ms. Landa's passion for history is demonstrated through her volunteer work with the Museum of Man, the San Diego Museum of Natural History, and as a member of the Board of Directors for the San Diego County Archaeological Society.

PROJECT EXPERIENCE

In-Progress	Glen Canyon National Park Service Post 1955 Housing Survey and MPDF, Page, AZ
2021	351 Watson St. Historic Evaluation; Monterey, CA
2018-2021	Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Ivanpah-Control Project, Inyo, Kern, and San Bernardino Counties, CA
2021	Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern CA
2020-2021	Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Eldorado -Pisgah-Lugo Project, San Bernardino County, California and Clark County, Nevada
2021	City of Escondido Delisting and Re-evaluation, 340 Waverly Place, San Diego, CA
2021	City of Monrovia Historia Resource Analysis Report, 213-217 Novice Lane, Monrovia, CA
2021	City of Coronado Determination of Historic Significance, 710 10 th Street, Coronado, CA
2021	City of San Diego Historic Property Survey Report, 3167 Market Street, San Diego, CA
2021	Village of Fallbrook DPR Evaluation, 129 S. Vine Street, Fallbrook, CA
2021	City of Coronado Determination of Historic Significance, 202 B Street-1216 2 nd Street, Coronado, CA
2021	City of Coronado Determination of Historic Significance, 136 F Avenue, Coronado, CA
2021	American Silk Factors Mill Historic Resource Analysis Report, 528 N. Mission Road, San Marcos, CA
2021	Irwindale DPR Evaluation, 5265 N 4 th Street, Los Angeles, California
2021	East Gilman Channel Mitigation Historic American Engineering Record, Banning, California

EDUCATION

Bachelor of Arts-
History and Anthropology
School of Arts and Letters,
California State University, San Diego

PROFESSIONAL EXPERIENCE

Historian + Archaeologist: Urbana
Preservation & Planning, LLC
(San Diego) 2018 – present

Field Archaeologist / Historian:
Loveless & Linton, Inc. Cultural
Preservation & Archaeology
(San Diego) 2017-2019

Archaeological Project Leader:
California State Parks, Southern
Service Center (San
Diego) 2017-present

Field Archaeologist:
PanGIS, Inc. (San Diego) 2017

Field Archaeologist:
Channel Islands National Parks
Services (Santa Rosa) 2017

PROFESSIONAL MEMBERSHIPS

Society of California Archaeology

Board Member: San Diego County
Archaeological Society

Society of Architectural Historians



Alexia Landa, BA
Historian + Archaeologist
alexia@urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Northern California
248 3rd Street, #841
Oakland, CA 94607

Southern California
7705 El Cajon Blvd., #1
La Mesa, CA 91942

Southwest Region
428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

- 2021 Getchell Ranch Historic American Building Survey, 4055 Lytle Creek Road, Fontana, California.
- 2020 Jurupa Valley Mira Loma Quartermaster Depot Historic Resource Analysis Report, Riverside County, CA
- 2020 City of Coronado Determination of Historic Significance, 457 E Avenue, Coronado, CA
- 2020 City of Coronado Determination of Historic Significance, 518 Adella Lane, Coronado, CA
- 2020 Rancho Miramonte Project Historic Property Survey Report, Chino, CA
- 2020 City of Coronado Determination of Historic Significance, 800 1st Street, Coronado, CA
- 2020 City of Coronado Determination of Historic Significance, 610 10th Street, Coronado, CA
- 2020 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Kern River to Los Angeles Project, Kern and Los Angeles Counties, California
- 2020 Even Hewes Highway / Coyote Wash Bridge Historic Property Survey Report, Imperial County, California
- 2019-2020 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Control-Silver Peak Transmission Corridor, Inyo and Mono Counties, California
- 2019 Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line Historic Property Survey Report, Lindsay, CA
- 2019 Pedley Powerhouse Historic Property Survey Report, Norco, California
- 2017-2019 Crew Chief / Archaeological Monitor for linear trench utility excavations; prepared daily reporting, photo documentation, and artifact recordation; facilitate contractor and crew communications.
- 2017 Site excavation, artifact identification, screening, and lab analysis for ancient paleocoastal site at Santa Rosa Island within Channel Islands National Park
- 2017-2020 Archaeological Project Leader for California State Parks projects in San Diego, Imperial, Kern, Orange, Los Angeles, Ventura, Santa Barbara, San Luis Obispo Counties.

ACTIVITIES & HONORS

- SDSU School of Arts and Letters,
Dean’s List
—
- SDSU Anthropology Graduate
Students Association
Undergraduate Writing
Contest, 1st Place Winner, 2016
—
- SDSU Spencer Lee Rogers
Alumni Award Nominee, 2017

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, **Douglas Kupel**, holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of
Historical, Philosophical and
Religious Studies
Arizona State University
*Dissertation Title: Urban Water in
the Arid West: Municipal Water and
Sewer Utilities in Phoenix, Arizona.*
—
Master of Arts – History
University of Arizona
—
Master of Education – Educational
Leadership
Northern Arizona University
—
Graduate Certificate –
Archaeology
University of South Carolina
—
Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional
Archaeologists – Registered
Professional Archaeologist,
No. 10353
—
Organization of American
Historians
No. 48527
—

PUBLICATIONS

*Fuel for Growth: Water and
Arizona's Urban Environment*
University of Arizona Press, 2003

SELECT PROJECT EXPERIENCE

In Progress	National Park Service and National Conference of State Historic Preservation Officers National Historic Landmark Theme Study Update for US Underground Railroad Resources (Nationwide)
In Progress	Mira Loma Quartermaster Depot HABS Package (Jurupa Valley, CA)
In Progress	Villa Del Lido Historic Resources Research Report (La Jolla, CA)
2022	4190 Utah Street Historic Designation and Mills Act Project (San Diego, CA)
2022	National Park Service Preliminary Historic Context for Properties Associated with Barney L. Ford (Colorado, Wyoming, Virginia, South Carolina, California)
2022	Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).
2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).
2021	Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA)
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + Clark County, Nevada).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist: Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present	—
Adjunct Faculty: Grand Canyon University Embry-Riddle Aeronautical University Arizona State University (Main, Downtown, and West Campus) Gateway Community College Phoenix College	1996 - present
Deputy Water Services Director City of Glendale (Glendale, AZ)	2014-2018
Environmental Program Manager City of Glendale (Glendale, AZ)	2012-2014
Water Advisor City of Phoenix (Phoenix, AZ)	2011-2012
Assistant Water Advisor City of Phoenix (Phoenix, AZ)	2007-2010
Historian City of Phoenix (Phoenix, AZ)	1988-2007
Historian: Arizona State Historic Preservation Office, Phoenix, Arizona	1986-1988
Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)	1979-1986