

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

CENTER STREET COMMERCE BUILDING PROJECT

**APNs 246-040-027, 246-040-028, 246-070-002, and 246-070-017
City of Riverside, Riverside County, California**

For Submittal to:

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June 15, 2015
CRM TECH Contract No. 2901

Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 7 - CEQA Documents

Title: Historical/Archaeological Resources Survey Report: Center Street Commerce Building Project, APNs 246-040-027, 246-040-028, 246-070-002, and 246-070-017, City of Riverside, Riverside County, California

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USGS Quadrangle: San Bernardino South, Calif., 7.5’ quadrangle; T2S R5W, San Bernardino Baseline and Meridian; within the Rancho Jurupa (Stearns) land grant

Project Size: Approximately 15.63 acres

Keywords: Northeast Riverside; Phase I cultural resources survey; 3667 Placentia Lane; Site 33-006973; circa 1920s Spanish Eclectic-style single-family residence with a secondary residence, garage, metal barn, wooden shed, and animal hutch; no “historical resources” under CEQA provisions

MANAGEMENT SUMMARY

In March and April 2015, at the request of MIG/Hogle-Ireland, CRM TECH performed a cultural resources study on approximately 15.63 acres of mostly undeveloped land in the northeastern portion of the City of Riverside, Riverside County, California. The subject property of the study consists of Assessor's Parcel Nos. 246-040-027, 246-040-028, 246-070-002, and 246-070-017, located to the west of Orange Street and between Placentia Lane and Center Street, in a portion of the Rancho Jurupa (Stearns) land grant lying within T2S R5W, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the proposed construction of a 308,000-square-foot commercial building on the property, which will require the removal of all existing buildings and structures. The City of Riverside, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA) and the City's Cultural Resources Ordinance. The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH conducted a cultural resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey.

The results of these research procedures indicate that 33-006973, a previous recorded historic-period site in the California Historical Resources Inventory, is located within the project area. The site was first recorded in 1982 as a circa 1920s Spanish Eclectic-style single-family residence located at 3667 Placentia Lane. During this study, Site 33-006973 was expanded to include five other associated buildings. The site does not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources, nor for local designation by the City of Riverside. Therefore, Site 33-006973 does not meet CEQA's definition of a "historical resource."

No other potential "historical resources" were encountered during the course of this study. Based on these findings, CRM TECH recommends to the City of Riverside a determination of *No Impact* regarding cultural resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

In March and April 2015, at the request of MIG/Hogle-Ireland, CRM TECH performed a cultural resources study on approximately 15.63 acres of mostly undeveloped land in the northeastern portion of the City of Riverside, Riverside County, California (Fig. 1). The subject property of the study consists of Assessor's Parcel Nos. (APN) 246-040-027, 246-040-028, 246-070-002, and 246-070-017, located to the west of Orange Street and between Placentia Lane and Center Street, in a portion of the Rancho Jurupa (Stearns) land grant lying within T2S R5W, San Bernardino Baseline and Meridian (Fig. 2).

The study is part of the environmental review process for the proposed construction of a 308,000-square-foot commercial building on the property (Fig. 3), which will require the removal of all existing buildings and structures. The City of Riverside, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City's Cultural Resources Ordinance (Title 20, Riverside Municipal Code). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a cultural resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey. The following report is a complete account of the methods, results, and final conclusion of the study.

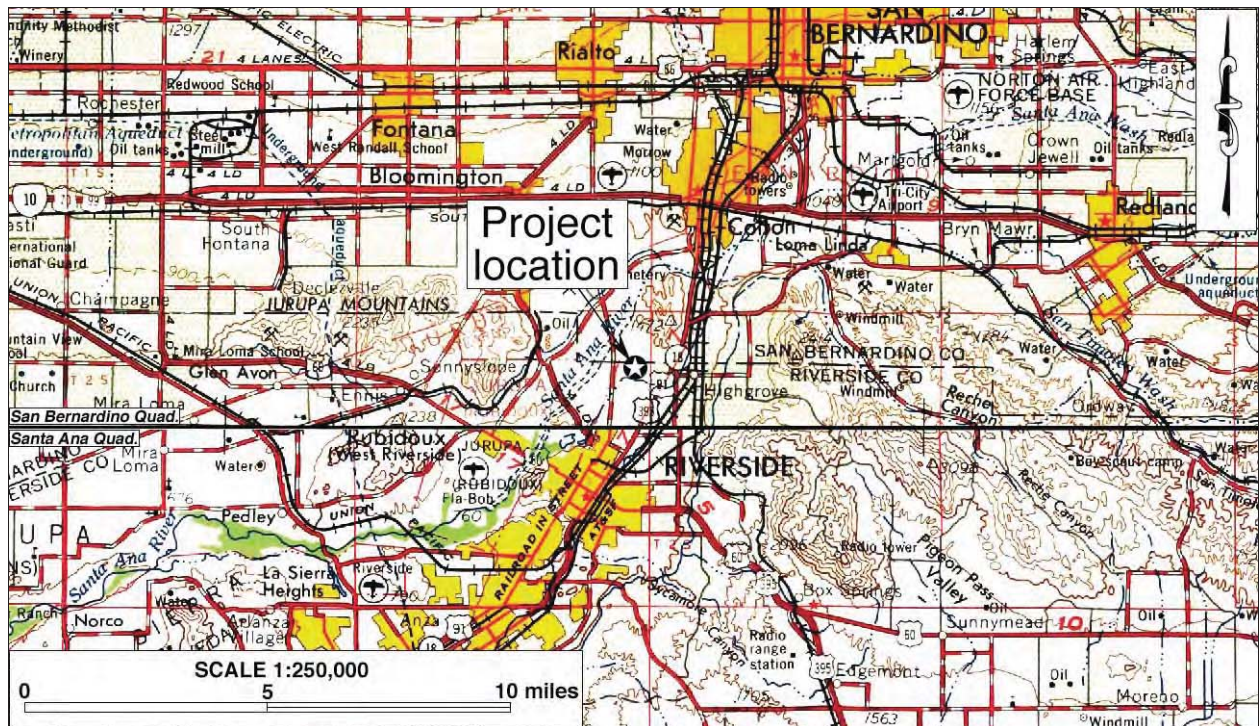


Figure 1. Project vicinity. (Based on USGS San Bernardino and Santa Ana, Calif., 1:250,000 quadrangles [USGS 1969; 1979])

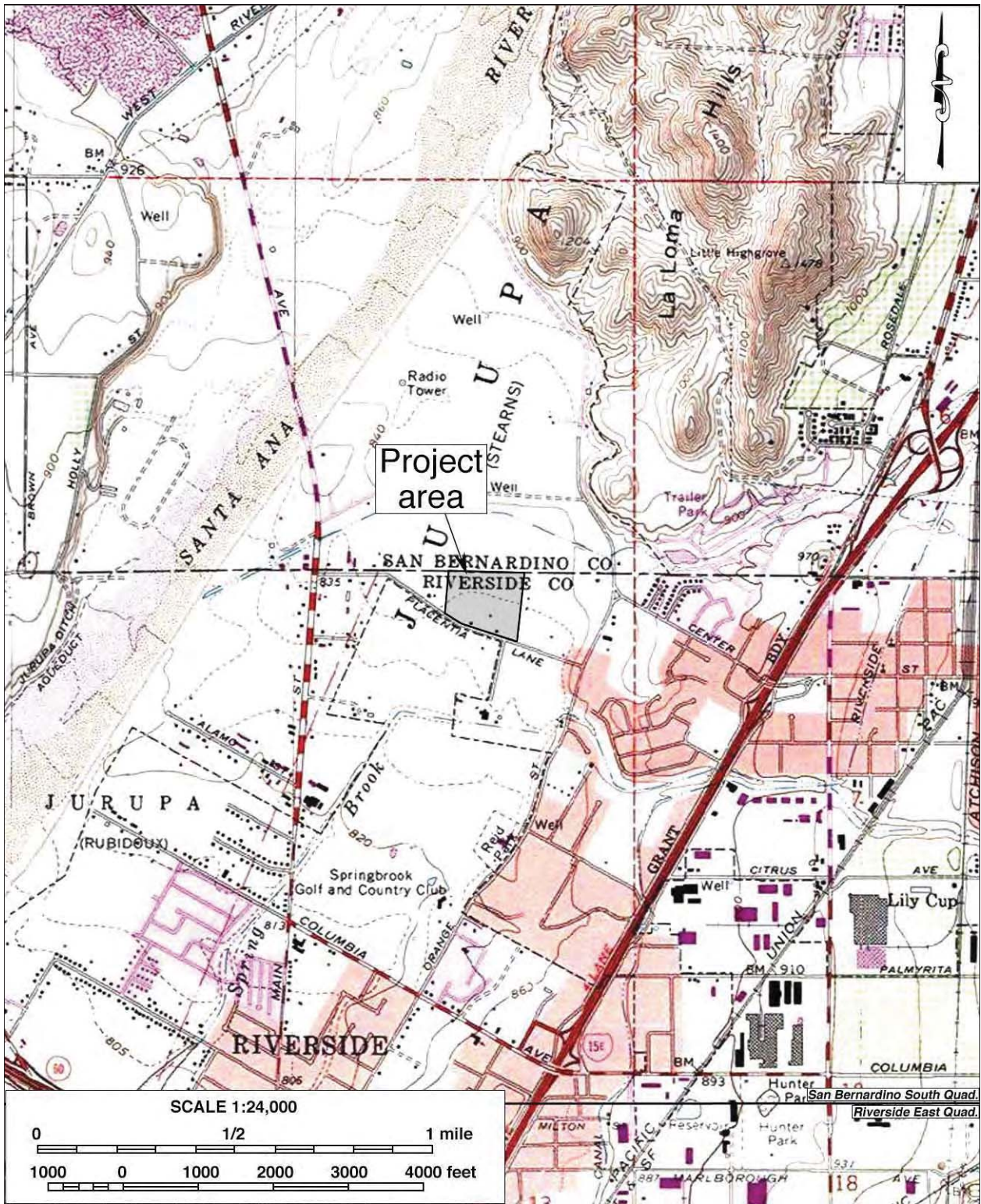


Figure 2. Project location. (Based on USGS Riverside East and San Bernardino South, Calif., 1:24,000 quadrangles [USGS 1980a; 1980b])

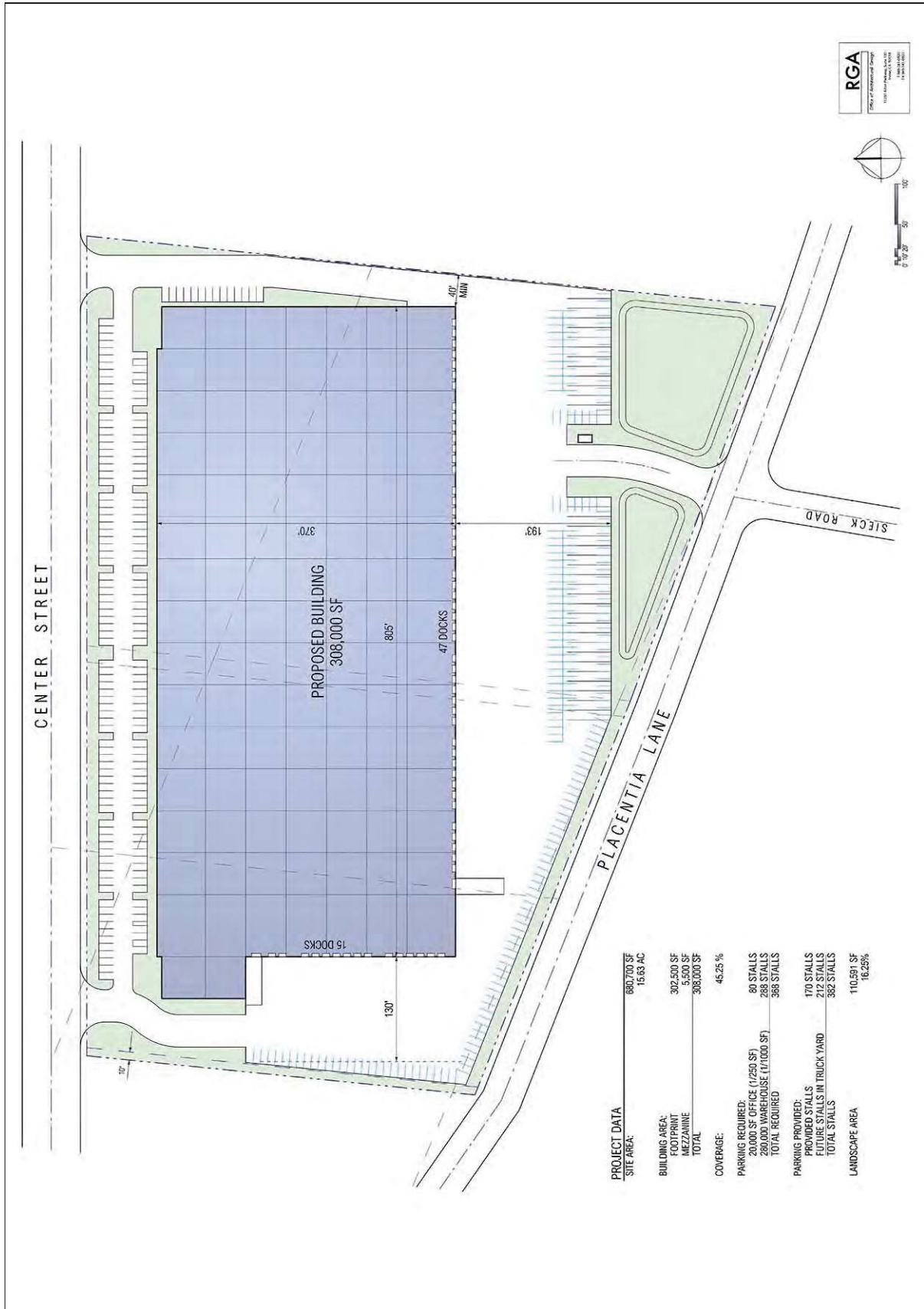


Figure 3. Project site plan.

SETTING

CURRENT NATURAL SETTING

The City of Riverside is situated within the Transverse Ranges geomorphic province, which features broad inland valleys separated by groups of rolling hills and rocky knolls. The province is surrounded by the Santa Ana Mountains on the southwest, the San Jacinto Mountains on the southeast, and the convergence of the San Gabriel and San Bernardino Mountain Ranges on the north. The prevailing Mediterranean climate is characterized by hot, dry summers and mild, wet winters.

The project is situated in a rural area on the northern edge of the city and in close proximity to the unincorporated community of Highgrove, bounded by Center Street on the north and Placentia Lane on the south. Adjacent land uses include a towing yard on the east, a materials storage yard on the north, a pumping station and a sports park on the south, and large stretches of vacant land on the west and the south. Several dilapidated structures are present on the southeast portion of the property, including two residences, a garage, a large metal barn, a small wooden shed, and a partially collapsed animal hutch. The terrain is relatively level, with elevations ranging around 830-850 feet above mean sea level. Vegetation observed in the vicinity consisted of foxtails, sycamores, pepper trees, tumbleweeds, and small grasses and brush (Fig. 4).

CULTURAL SETTING

Prehistoric Context

It is widely acknowledged that human occupation in what is now the State of California began 8,000-12,000 years ago. In attempting to describe and understand the cultural processes that occurred in the ensuing years, archaeologists have developed chronological frameworks that endeavor to correlate the technological and cultural changes that are observable in archaeological records to distinct time periods. Unfortunately, none of these chronological frameworks has been widely accepted, and none has been developed specifically for the Inland Empire region, the nearest ones being for the Colorado Desert and Peninsular Ranges area (Warren 1984) and for the Mojave Desert (Warren and Crabtree 1986).



Figure 4. Overview of the project area, view to the south (*left*) and to the west (*right*). (Photographs taken on March 12, 2015)

The development of an overall chronological framework for the region is hindered by the lack of distinct stratigraphic layers of cultural sequences that could be dated by absolute dating methods to provide reliable dates. Since results from archaeological investigations in this region have yet to be synthesized into an overall chronological framework, most archaeologists tend to follow a chronology adapted from a scheme developed by William J. Wallace in 1955 and modified by others (Wallace 1955; 1978; Warren 1968; Chartkoff and Chartkoff 1984; Moratto 1984). Although the beginning and ending dates of the different horizons or periods may vary, the general framework of prehistory in this region under this chronology consists of the following four periods:

- Early Hunting Stage (ca. 10000 BC-6000 BC), which was characterized by human reliance on big game animals, as evidenced by large, archaic-style projectile points and the relative lack of plant-processing artifacts;
- Millingstone Horizon (ca. 6000 BC-1000 AD), when plant foods and small game animals came to the forefront of subsistence strategy, and from which a large number of millingstones, especially well-made, deep-basin metates, were left;
- Late Prehistoric Period (ca. 1000-1500 AD), during which a more complex social organization, a more diversified subsistence base—as evidenced by smaller projectile points, expedient millingstones and, later, pottery—and regional cultures and tribal territories began to develop;
- Protohistoric Period (ca. 1500-1700s AD), which ushered in long-distance contact with Europeans, and thereby led to the Historic Period.

Ethnohistoric Context

The City of Riverside lies in an area where, at least during the Late Prehistoric and Protohistoric periods, the traditional territories of three Native American groups overlap: the Serrano of the San Bernardino Mountains, the Luiseño of the Perris-Elsinore region, and the Gabrielino of the San Gabriel Valley. Kroeber (1925:Plate 57) suggests that the Native Americans of the Riverside area were probably Luiseño, Reid (1968:8-9) states that they were Serrano, and Strong (1929:7-9, 275) claims that they were Gabrielino. In any case, there also occurred a late influx of Cahuilla during the 19th century (Bean 1978).

Whatever the linguistic affiliation, Native Americans in the Riverside area exhibited similar social organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortar features. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Historic Context

The present-day Riverside area received its first European visitors during the early and mid-1770s, shortly after the beginning of Spanish colonization of Alta California in 1769. After the establishment of Mission San Gabriel in 1771, the area became one of the mission's principal *rancherías*, known at the time as Jurupa. Despite these early contacts, no Europeans are known to have settled in the area until after the creation of the Rancho Jurupa land grant in 1838, during secularization of the mission system.

The land grant, which encompassed what is now the northern portion of the City of Riverside, including the project area, was awarded to Juan Bandini, who served as the administrator of Mission San Gabriel and all its lands at the time. Within a few years, Bandini divided his vast domain into two parts and sold them to two prominent Yankee-turned-*ranchéros*. As a result, after the annexation of Alta California by the United States in 1848, the original land grant was confirmed as two separate entities, the 6,750-acre Rancho Jurupa (Rubidoux) and the 25,519-acre Rancho Jurupa (Stearns). As mentioned above, the project area lies within the boundaries of Rancho Jurupa (Stearns).

The town of Riverside was founded in 1870 on portions of both Rancho Jurupa (Rubidoux) and Rancho Jurupa (Stearns), and incorporated as a city in 1883. Highgrove was initially conceived as Riverside Heights during the mid-1880s, but later became known by a host of other short-lived names, including Merrill, Citrus, and East Riverside, before the current name was finally adopted in 1897. Both communities owe much of their early growth to the successful introduction of the naval orange in Riverside in the mid-1870s, which quickly turned citrus fruits into the leading staple crop in southern California and propelled Riverside to the forefront of the citrus industry.

Historically, the project area is part of La Placita de los Trujillos (“the little village of the Trujillos”), the earliest community in what is now Riverside County. The village was founded in 1845 when a group of hispanicized Indian families from New Mexico, led by Lorenzo Trujillo, settled on land donated by Juan Bandini in exchange of protection from hostile Indian raiders. Later, La Placita and Agua Mansa, its twin community founded in 1846 on the opposite side of the Santa Ana River, became known collectively as San Salvador, after the name of the local Catholic parish, but were more commonly referred to by Anglo-American settlers’ as Spanishtown. In 1862, both villages were destroyed by flood, and were subsequently rebuilt on higher ground.

By 1893, the young city of Riverside had grown into enough of a local political force to split itself from San Bernardino County, bringing the southern portions of Highgrove and La Placita into the newly created Riverside County. For much of the century since then, Highgrove has maintained its citrus-dominated economy and life-style on the rural periphery of the gradually urbanizing Riverside. La Placita, in the meantime, all but disappeared as a distinctive community, as its residents gradually moved away and its land eventually consolidated into a few larger ranches. During the recent decades, the forces of urbanization have irreversibly begun to transform the landscape in the vicinity of the project area, much as elsewhere throughout southern California.

RESEARCH METHODS

RECORDS SEARCH

On March 5 and 6, 2015, CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) completed the records search at the Eastern Information Center (EIC), University of California, Riverside, and the Archaeological Information Center(AIC), San Bernardino County Museum, Redlands. The EIC and the AIC are the State of California’s official repositories of cultural resources records for the Counties of Riverside and San Bernardino, respectively, and the dual-county records search was necessitated by the project location adjacent to the county line.

During the records search, Gallardo examined maps and records on file at the EIC and the AIC for previously identified cultural resources in or near the project area and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, Riverside or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

NATIVE AMERICAN PARTICIPATION

On March 5, 2015, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, on March 18 CRM TECH further contacted a total of 26 tribal representatives in the region in writing to solicit local Native American input regarding any potential cultural resources concerns over the proposed project. The correspondences between CRM TECH and the Native American representatives are attached to this report in Appendix 2.

HISTORICAL RESEARCH

Historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain (see App. 1 for qualifications) on the basis of published literature in local and regional history and historic maps of the Riverside area. Among maps consulted for this study were the U.S. General Land Office's (GLO) land survey plat map dated 1873-1886 and the U.S. Geological Survey's (USGS) topographic maps dated 1901-1980. These maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley.

After the identification of historic-era buildings in the project area, Jacquemain pursued more specific and in-depth research on the history of these buildings. Sources consulted during this phase of the research included primarily the archival records of the County of Riverside and the City of Riverside, particularly property tax assessment records, building safety records, cultural resources records maintained by the City, along with materials on file at the local history section of the Riverside Public Library, Central Branch.

FIELD SURVEY

On March 12, 2015, CRM TECH archaeologist Daniel Ballester (see App. 1 for qualifications) carried out the archaeological field survey of the project area. Most of the survey was completed at an intensive level by walking parallel north-south and east-west transects spaced 15 meters (approx. 50 feet) apart wherever possible. Areas of exceptionally dense vegetation were spot-checked. In this way, the ground surface in the project area was carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 45 years or older). Ground visibility was poor (0-50%) at the time of the survey due to dense vegetation growth on most of the property.

On March 30, Terri Jacquemain conducted a field inspection of all existing buildings in the project area and performed field recordation procedures on those that appeared to be more than 45 years old and retained at least a recognizable level of historical characteristics. In order to facilitate the proper

recordation and evaluation of the historic-period buildings, Jacquemain made detailed notations and preliminary photo-documentation of their structural and architectural characteristics and current conditions. The resulting field data were then compiled into the appropriate site record forms and submitted to the EIC for inclusion in the California Historical Resources Inventory.

RESULTS AND FINDINGS

RECORDS SEARCH

According to EIC and AIC records, the project area had not been surveyed systematically for cultural resources prior to this study, but was included in the scope of a large-scale archaeological sensitivity assessment in 2003. Based on background research and a reconnaissance-level field survey, that study concluded that undeveloped or sparsely developed land in the project vicinity—i.e., along the Santa Ana River—should be considered sensitive for archaeological resources from both the prehistoric and the historic periods (Doan et al. 2003:17).

Outside the project boundaries but within a one-mile radius, AIC and EIC records show more than 40 other previous studies covering various tracts of land and linear features. As a result of these and other similar studies in the vicinity, 7 prehistoric sites, 27 historic-period sites, 3 “pending” sites, and 5 isolates—i.e, localities with fewer than three artifacts—were previously identified within the scope of the records search. One of the historic-period sites, designated 33-006973, represents a residence at 3667 Placentia Lane, which is located within the project area on APN 246-070-002. Described as being “typical of smaller houses in the Mediterranean/Spanish Revival style,” the residence was recorded in 1982 during a countywide cultural resources reconnaissance sponsored by the Riverside County Historical Commission (Newman 1982).

All of the prehistoric sites recorded within the one-mile radius consisted of bedrock-milling features clustered around the La Loma Hills, to the northeast of the project location. The historic-period sites, including the “pending” sites, comprised single-family residences, irrigation canals, wells, and refuse scatters. Of the five isolates, three were prehistoric groundstone artifacts and two were historic-period refuse items. Site 33-006973 will be discussed further below. None the other recorded cultural resources was located within or adjacent to the project area, and thus none of them requires further consideration during this study.

NATIVE AMERICAN PARTICIPATION

In response to CRM TECH’s inquiry, the Native American Heritage Commission reports in a letter dated March 17, 2015, that the sacred lands record search identified no Native American cultural resources within the project area, but recommends that local Native American groups be contacted for further information. For that purpose, the commission provided a list of potential contacts in the region (see App. 2).

Upon receiving the NAHC’s response, CRM TECH sent written requests for comments to all 23 individuals on the referral list and the organizations they represent (see App. 2). In addition, as referred by these tribal representatives or appropriate tribal government staff, the following individuals were also contacted:

- Rob Roy, Environmental Director, La Jolla Band of Luiseño Indians;
- Raymond Huaute, Cultural Resource Specialist, Morongo Band of Mission Indians;
- Jim McPherson, Manager, Culture Resources Department of the Rincon Band of Luiseño Indians.

As of this time, three of the tribal representatives contacted have provided written responses (see App. 2). In a letter dated March 23, 2015, Raymond Huaute states that the tribe is not aware of any cultural resources within the project boundaries, but requests the implementation of the tribe's "Standard Development Conditions" to ensure proper treatment of Native American cultural remains, including human remains, encountered during the project (see App. 2).

Shasta Gaughen, Tribal Historic Preservation Officer for the Pala Band of Mission Indians and Assistant Director of the Kupa Cultural Center, states in a letter dated March 25 that the Pala Band will defer to other tribes in closer proximity to the project area. Responding on behalf of the Pauma Band of Luiseño Indians by e-mail on March 31, Tribal Cultural Clerk Chris Devers states that the Pauma Band has no specific information on any cultural in the project vicinity, but recommends archaeological and Native American monitoring of all ground-disturbing activities during the project (see App. 2).

HISTORICAL RESEARCH

As mentioned above, La Placita de Los Trujillos, the community that the project location is traditionally considered a part of, was established in 1845, destroyed by flood in 1862, and subsequently rebuilt on higher ground. The re-born village of La Placita extended across both sides of the line between San Bernardino and Riverside Counties when the latter county was created in 1893 (Gunther 1984:285). In the 1890s, a total of 19 houses were known to be in the Riverside County portion of the village, mostly to the east of the project area and scattered along present-day Orange Street (County Assessor 1892-1895; Fig. 5). By 1905, however, the Spanish-speaking community of La Placita had lost much of its separate community character (Patterson 1996:357).

Archival records of the Riverside County Assessor's Office reveal that building first occurred in the project area around 1912, when owner Henry Camp was assessed \$50 for improvements on APN 246-070-002, the only parcel in the project to have been taxed for improvement value (see Table 1). Newman (1982:1) estimates that the main residence on that parcel (Site 33-006973) was built in 1922, but a significant increase in improvement value between 1924 and 1926 suggests a more likely construction date in the mid-1920s, when the parcel was under the ownership of C.G. Martini (County Assessor 1921-1926). In any case, two buildings were known to be present at the location of Site 33-006973 on the north side of Placentia Lane by the mid-1930s, when Martha Milford was listed as the property owner (Fig. 6; Table 1).

Neither Martini nor Milford appears to have resided at this location, according to local directories. In fact, of the owners listed in Table 1, only three were found in local directories, namely Densmore, Field, and Martini, and among these only Densmore was listed as a resident at this address (Directory 1915-1926). The density of development in the La Placita area gradually increased during the ensuing decades, but despite being annexed by the City of Riverside in 1990, the rural character of the project vicinity has remained largely changed to the present time (Figs. 2, 7, 8).

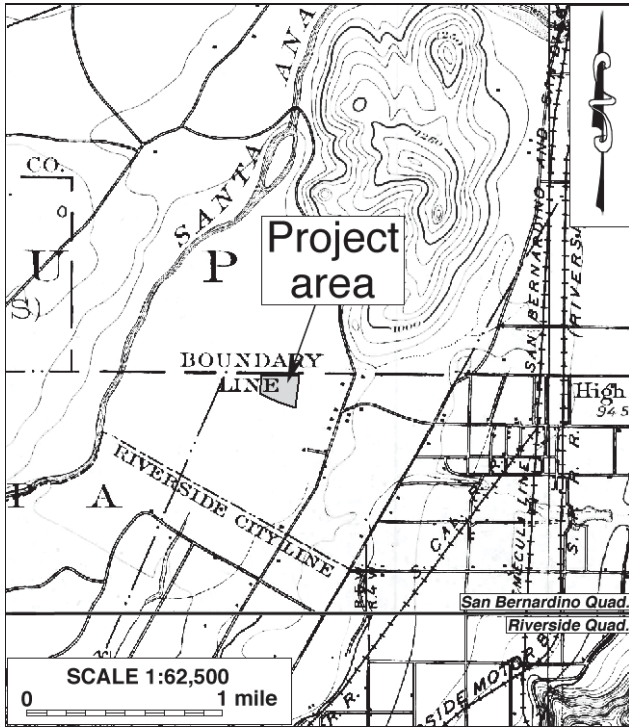


Figure 5. The project area and vicinity in 1893-1897.
 (Source: USGS 1901a; 1901b)

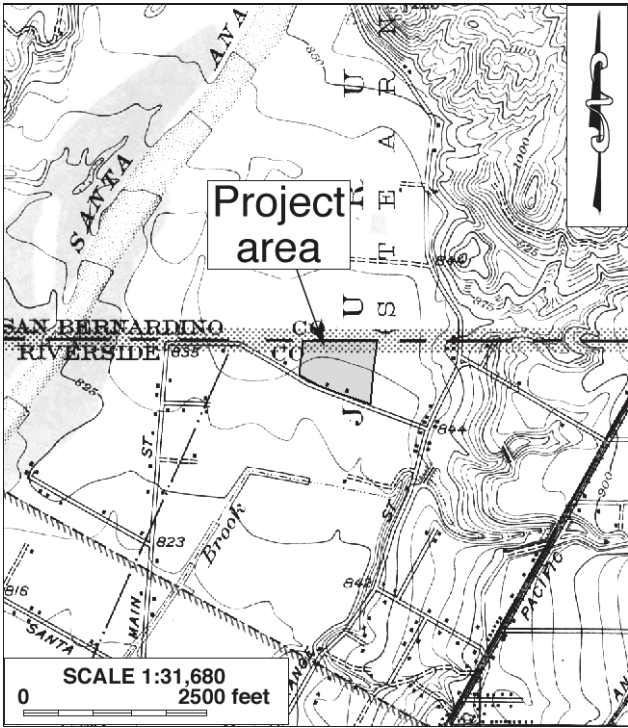


Figure 6. The project area and vicinity in 1936-1938.
 (Source: USGS 1943)

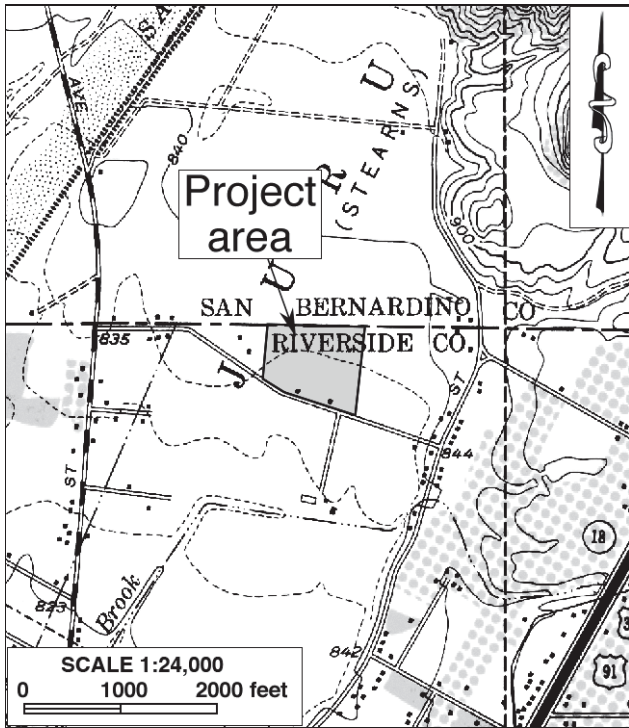


Figure 7. The project area and vicinity in 1952-1954.
 (Source: USGS 1954)

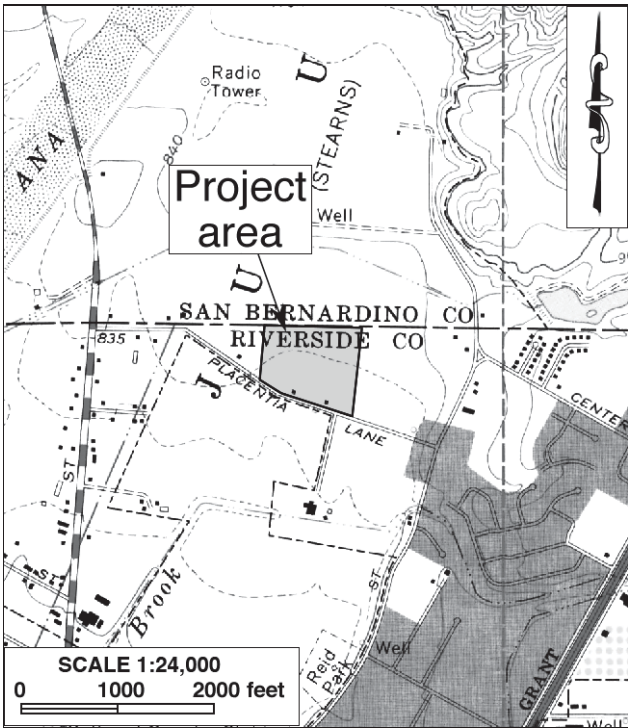


Figure 8. The project area and vicinity in 1966-1967.
 (Source: USGS 1967)

Table 1. Real Property Tax Assessment History for APN 246-070-002*

Year	Owner	Value of Land	Value of Improvements
1907	Luz Atencio Trujillo	\$90	\$0
1908	J.C. Merritt	\$90	\$0
1909	Henry J. Camp	\$90	\$0
1910	Henry J. Camp	\$120	\$0
1911	Henry J. Camp	\$120	\$0
1912-1914	Henry J. Camp	\$360	\$50
1915	C.S. Densmore	\$360	\$50
1916	Nettie R. Stratten	\$360	\$50
1917-1920	Myrtle A. Field	\$360	\$80
1920	Roy P. Storie	\$360	\$80
1921-1922	Jose Palmerie (?)	\$360	\$80
1923	Robert J. McArthur	\$360	\$80
1924-1926	C.G. Martini	\$360	\$130-\$660
1927-1928	David Forrest	\$200	\$660
1929	F.J. Tacharner	\$280	\$660
1930	J.P. Ramsey	\$250	\$660
1931	J.L. Dodson and L.I. Meyer	\$250	\$600.
1932-1944	Martha C. Milford	\$200	\$450-\$660
1945	George J. and Irene Morgenstern	\$300	\$720
1946-1949	George J. Morgenstern and Cornelia A. Hill	\$300	\$1190-\$1200-\$2060
1950-1961	Robert J. Hanchett	\$720	\$2060-\$2310

*Source: Riverside County Assessor's real property tax assessment records

FIELD SURVEY

The field survey of the project area confirmed that the building previously recorded as Site 33-006973, a 1920s-era Spanish Eclectic-style single-family residence, remains in existence in the project area at 3667 Placentia Lane. In 1982, Newman (1982:1) offered the following description of the residence:

Sitting in the middle of farmland is this flat-roofed Mediterranean/Spanish Revival style house in fair condition. Two rooms in the front of the house project forward, each covered with a gable roof. The roofing is of red tiles. Arched windows enhance the appearance of this house.

Newman (1982:2) further noted that the residence had undergone major alterations and that it was accompanied by at least one shed. During the current field survey, this one-story stucco building was found to be suffering the effects of neglect, including boarded windows, crumbling stucco and concrete, missing roof tiles, and evidence of efflorescence stemming from rainwater runoff (Fig. 9). It is no longer occupied.

Located behind the main residence were a garage of the same design and constructed of similar materials, along with a secondary residence (Fig. 9). The secondary residence is a wood-framed, single-story building of vernacular character, featuring stucco walls, steel-framed windows, and a medium-pitched front-gable roof sheathed with composition sheet. This building appears to remain occupied. Three ancillary buildings are located to the west of the two residences and the garage, including a large metal barn, a small wooden shed, and a partially collapsed animal hutch (Fig. 9). All of the buildings are in a dilapidated condition.

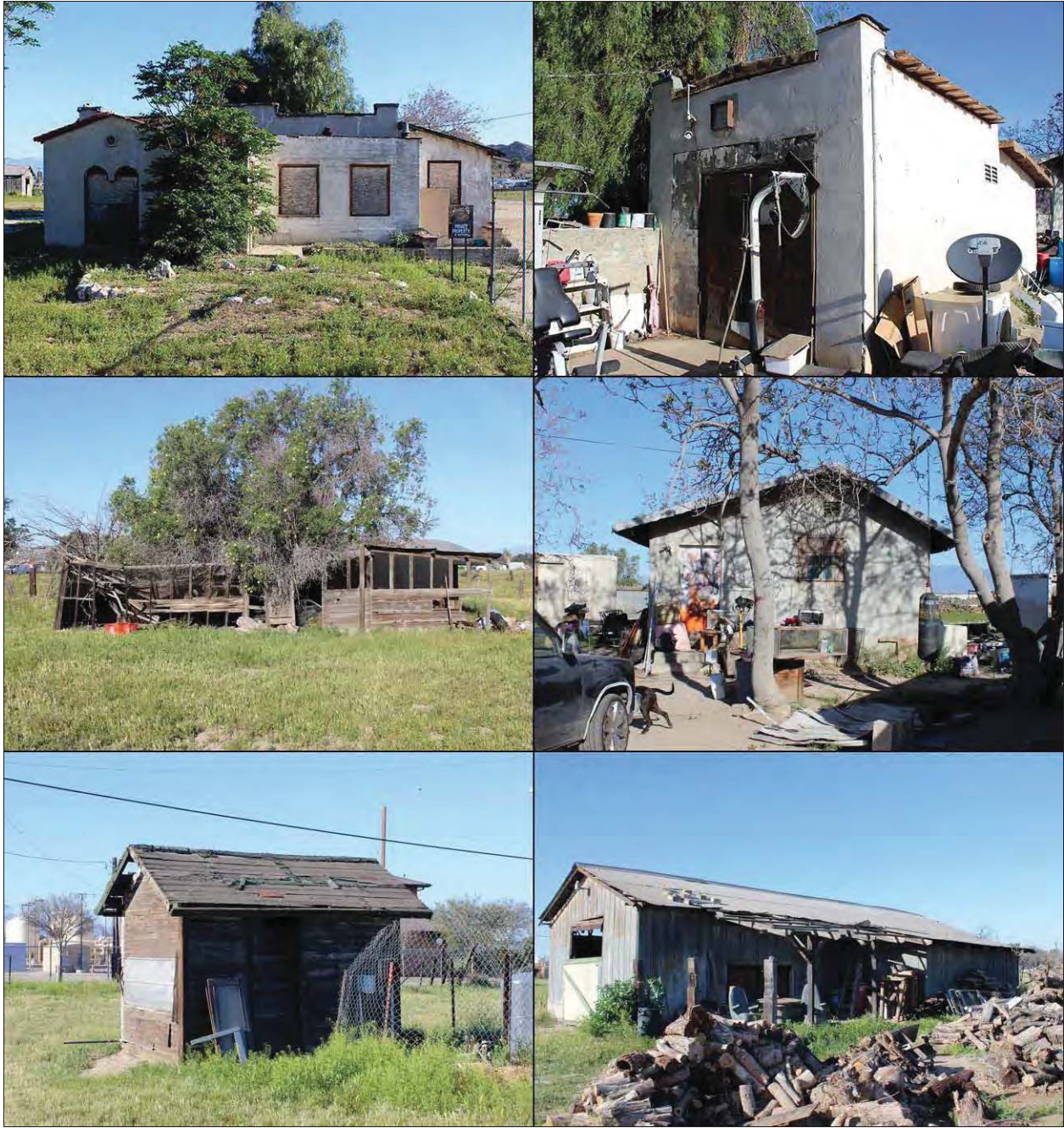


Figure 9. Buildings at Site 33-006973. *Clockwise from top left*: main residence, garage, secondary residence, metal barn, wooden shed, and animal hutch. (Photographs taken on March 12 and 30, 2015)

All six buildings in this group are situated on APN 246-070-002. Since they all appear to be at least 45 years old and share a common property history, Site 33-06973 was expanded to include the five newly recorded buildings (see App. 3). No other buildings, structures, objects, sites, features, or artifact deposits more than 45 years of age were encountered within the project boundaries. Site 33-006973, therefore, represents the only potential “historical resource” in the project area that requires evaluation under CEQA and the City ordinance.

MANAGEMENT CONSIDERATIONS

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the City of Riverside in determining whether such resources meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA.

DEFINITION

According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that “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” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), “means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” For individual properties within the City of Riverside, the City’s Cultural Resources Ordinance provides two categories of historical significance designation, “Landmarks” and “Structures or Resources of Merit,” the criteria for which are outlined in Riverside Municipal Code §20.50.010(T) and §20.50.010(DD), respectively. A “Landmark,” according to the ordinance:

means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and:

1. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. 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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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 cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory. (RMC §20.50.010(T))

For the status of “Structure or Resource of Merit,” the ordinance set forth the definition and criteria as follows:

“Structure or Resource of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. 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;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (RMC §20.50.010(DD))

In addition, City of Riverside policies also require potential “historical resources” identified within the City’s jurisdiction to be evaluated for listing in the National Register of Historic Places. The eligibility for inclusion in the National Register is determined by applying the Secretary of the Interior’s criteria, developed by the National Park Service as per provision of the National Historic Preservation Act, which are essentially identical to the California Register criteria. Federal regulations provide the National Register criteria as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history. (36 CFR 60.4)

Pursuant to these regulatory guidelines, the potential significance of Site 33-006973 is evaluated against the criteria for the National Register, the California Register, and local designation.

SITE EVALUATION

Site 33-006973, as re-recorded during this study, consists of a mid-1920s Spanish Eclectic-style single-family residence and five associated buildings, including a secondary residence, a garage, a metal barn, a wooden shed, and an animal hutch. All of the buildings have been altered to some extent, but they still exhibit a recognizable level of historical characteristics.

The construction of these buildings postdates the era when the area retained an independent community identity as the Spanish-speaking village of La Placita, or “Spanishtown,” and is more closely associated with a time when the area underwent a prolonged period of slow, agrarian growth as a sparsely populated outskirts of Riverside. The buildings at Site 33-006973 belong to property types reflective of this episode in local history and retain sufficient historic integrity to relate to that period, but they do not demonstrate a particularly close or important association with this pattern of events, or with any other established historic themes.

The historical background research has not identified any persons or specific events of recognized historic significance in close association with these buildings, nor has any prominent architect, designer, or builder been identified in their construction history. In terms of architectural or aesthetic merits, these buildings represent designs and building practices that are common among properties of similar types and vintages, and none of them constitutes an important example of any style, type, period, region, or method of construction, nor do they embody any particular architectural ideals or artistic pursuits.

Based on these considerations, and in light of the criteria listed above, the present study concludes that Site 33-006973 does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or for local designation by the City of Riverside. Therefore, it does not meet the definition of a “historical resource,” as provided by CEQA and associated regulations.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

In summary of the research results outlined above, Site 33-006973, consisting of a circa 1920s residence with five associated buildings, has been identified within the project area, but it does not appear to qualify as a “historical resource,” as defined by CEQA. No archaeological sites or other potential “historical resources” were encountered throughout the course of the study. In light of these findings, CRM TECH presents the following recommendations to the City of Riverside:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.

- Because of the lack of indication for potentially significant subsurface cultural remains, archaeological monitoring does not appear necessary during the proposed project.
- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

REFERENCES

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- Directory
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1954 Map: San Bernardino South, Calif. (7.5', 1:24,000); aerial photographs taken in 1952, field-checked in 1954.
1967 Map: San Bernardino South, Calif. (7.5', 1:24,000); 1954 edition photorevised in 1966, field-checked in 1967.
1969 Map: San Bernardino, Calif. (1:250,000); 1958 edition revised.
1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.

- 1980a Map: Riverside East, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1978.
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1984 The Desert Region. In *California Archaeology*, edited by Michael J. Moratto, pp. 339-430. Academic Press, Orlando, Florida.

Warren, Claude N., and Robert H. Crabtree

- 1986 Prehistory of the Southwestern Area. In *Handbook of North American Indians*, Vol. 11: *Great Basin*, edited by Warren L. D'Azevedo; pp. 183-193. Smithsonian Institution, Washington, D.C.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President’s Honor List, Northwestern University, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST

Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange
Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural
Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources
management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California
Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN

Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- Author/co-author of legally defensible cultural resources reports for CEQA and NHPA Section 106;
 - Historic context development, historical/archival research, oral historical interviews, consultation with local communities and historical organizations;
 - Historic building surveys and recordation, research in architectural history; architectural description
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

PROJECT ARCHAEOLOGIST

Daniel Ballester, M.S.

Education

- 2013 M.S., Geographic Information System (GIS), University of Redlands, California.
- 1998 B.A., Anthropology, California State University, San Bernardino.
- 1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
- 1994 University of Puerto Rico, Rio Piedras, Puerto Rico.

- 2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
- 2002 “Historic Archaeology Workshop,” presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

Professional Experience

- 2002- Field Director/GIS Specialist, CRM TECH, Riverside/Colton, California.
- 1999-2002 Project Archaeologist, CRM TECH, Riverside, California.
- 1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.
- 1998 Field Crew, A.S.M. Affiliates, Encinitas, California.
- 1998 Field Crew, Archaeological Research Unit, University of California, Riverside.

PROJECT ARCHAEOLOGIST

Nina Gallardo, B.A.

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.

Honors and Awards

- 2000-2002 Dean’s Honors List, University of California, Riverside.

APPENDIX 2

**CORRESPONDENCE WITH
NATIVE AMERICAN REPRESENTATIVES***

* A total of 26 local Native American representatives were contacted; a sample letter is included in this report.

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Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 7 - CEQA Documents

SACRED LANDS FILE & NATIVE AMERICAN CONTACTS LIST REQUEST

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

(916) 373-3710

(916) 373-5471 – Fax

nahc@nahc.ca.gov

Project: 308K Placentia Lane Warehouse (CRM TECH Contract No. 2901)

County: Riverside

USGS Quadrangle Name: Riverside East and San Bernardino South, Calif.

Township 2 South **Range** 5 West **SB BM; Section(s)** 12 (projected)

Company/Firm/Agency: CRM TECH

Contact Person: Nina Gallardo

Street Address: 1016 E. Cooley Drive, Suite A/B

City: Colton, CA

Zip: 92324

Phone: (909) 824-6400

Fax: (909) 824-6405

Email: ngallardo@crmtech.us

Project Description: The primary component of the project is to construct a 308,000-square-foot warehouse. The project area is located to the southeast of the intersection of Center Street and Placentia Lane, in the City of Riverside, Riverside County, California.

March 5, 2015

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Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-6471



March 17, 2015

Nina Gallardo
CRM Tech
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Sent by Fax: (909) 824-6405
Number of Pages: 4

Re: 308K Placentia Lane Warehouse (CRM TECH Contract No. 2901), Riverside County.

Dear Ms. Gallardo,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

A handwritten signature in cursive script that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

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Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018

**Native American Contact List
Riverside County
March 17, 2015**

Pala Band of Mission Indians
Shasta Gaughen, PhD, THPO
PMB 50, 36008 Pala-Temecula Luiseno
Pala, CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

(760) 742-3189 Fax

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
(760) 742-1289 ext 317

(760) 742-3422 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula, CA 92593
pmacarro@pechanga-nsn.gov
(951) 770-8100

(951) 506-9491 Fax

Rincon Band of Mission Indians
Vincent Whipple, Tribal Historic Pres. Officer
1 West Tribal Road Luiseno
Valley Center, CA 92082
vwhipple@rincontribe.org
(760) 297-2635

(760) 297-2639 Fax

San Manuel Band of Mission Indians
Lynn Valbuena, Chairwoman
26569 Community Center Serrano
Highland, CA 92346
(909) 864-8933

(909) 864-3370 Fax

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto, CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765

(951) 654-4198 Fax

Morongo Band of Mission Indians
Denisa Torres, Cultural Resources Manager
12700 Pumarra Road Cahuilla
Banning, CA 92220 Serrano
dtorres@morongo-nsn.gov
(951) 572-6004 Fax

San Manuel Band of Mission Indians
Daniel McCarthy, M.S., Director-CRM Dept.
26569 Community Center Drive Serrano
Highland, CA 92346
dmccarthy@sanmanuel-nsn.gov
(909) 864-8933 Ext 3248

(909) 862-5152 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed 308K Piacentia Lane Warehouse (CRM TECH Contract No. 2901), Riverside County.

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**Native American Contact List
Riverside County
March 17, 2015**

Pauma Valley Band of Luiseño Indians
Bennae Calac
P.O. Box 369 Luiseno
Pauma Valley CA 92061
bennaecalac@aol.com
(760) 617-2872

(760) 742-3422 Fax

Pauma & Yuima
ATTN: EPA
P.O. Box 369 Luiseno
Pauma Valley CA 92061
kymberli_peters@yahoo.com
(760) 742-1289

(760) 742-3422 Fax

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center, CA 92082
bomazzetti@aol.com
(760) 749-1051

(760) 749-8901 Fax

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive Luiseno
Vista, CA 92081
cjmojado@slrmissionindians.org
(760) 724-8505

(760) 724-2172 Fax

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive Luiseno
Vista, CA 92081 Cupeno
cjmojado@slrmissionindians.org
(760) 724-8505

(760) 724-2172 Fax

Kupa Cultural Center (Pala Band)
Shasta Gaughen, Assistant Director
PMB 50, 35008 Pala-Temecula Luiseno
Pala, CA 92059
sgaughen@palatribe.com
(760) 891-3515

(760) 742-4543 Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahulla
Banning, CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
mgoodhart@pechanga-nsn.
(951) 770-6100

(951) 695-1778 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.88 of the Public Resources Code.

This list is only applicable for contacting locatve Americans with regard to cultural resources for the proposed 308K Placentia Lane Warehouse (CRM TECH Contract No. 2901), Riverside County.

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**Native American Contact List
Riverside County
March 17, 2015**

William J. Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseno
Temecula , CA 92593
ahoover@pechanga-nsn.gov
(951) 770-8104

(951) 694-0446 Fax

La Jolla Band of Mission Indians
Lavonne Peck, Chairwoman
22000 Highway 76 Luiseno
Pauma Valley CA 92061
Rob.roy@lajolla-nsn.gov
(760) 742-3771

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

(760) 742-1704 Fax

Serrano Nation of Mission Indians
Goldie Walker, Chairwoman
P.O. Box 343 Serrano
Patton , CA 92369

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137
(951) 654-4198 Fax

(909) 528-9027
(909) 528-9032

Pauma & Yuima Reservation
Charles Devers, Cultural Committee
P.O. Box 369 Luiseno
Pauma Valley CA 92061
(760) 742-1289

Pala Band of Mission Indians
Robert H. Smith, Chairperson
PMB 50, 35008 Pala-Temecula Luiseno
Pala , CA 92059 Cupeno
dhuss@palatribe.com
(760) 891-3500

(760) 742-3422 Fax

(760) 742-3189 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed 308K Placentia Lane Warehouse (CRM TECH Contract No. 2901), Riverside County.

Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 7 - CEQA Documents

March 18, 2015

Bennae Calac, Tribal Council Member
Pauma Valley Band of Luiseño Indians
P. O. Box 369
Pauma Valley, CA 92061

RE: 308K Placentia Lane Warehouse Project
Approximately 16 Acres in the City of Riverside
Riverside County, California
CRM TECH Contract #2901

Dear Ms. Calac:

MIG/Hogle-Ireland Inc. will be conducting environmental studies under CEQA for the 308K Placentia Lane Warehouse Project in the City of Riverside, Riverside County, California. The project area encompasses approximately 16 acres of mostly undeveloped land in APNs 246-040-027, 246-040-028, 246-070-002, and 246-070-017, located north of the intersection of Placentia Lane and Sieck Road.

The proposed project entails the construction of a 308,000-square-foot warehouse, 5,500-square-foot mezzanine, 388 parking stalls, and 47 docks. The accompanying map, based on the USGS Riverside East and San Bernardino South, Calif., 7.5' quadrangles, depict the location of the project area within the Rancho Jurupa (Sterns) land grant, T2S R5W, SBBM. CRM TECH has been hired to conduct a cultural resource study, including the Native American scoping, for this project.

According to records on file at the Eastern Information Center and the San Bernardino Archaeological Information Center, there is one known historic site within the boundaries of the project area. Site 33-006973 consists of a Mediterranean/Spanish Revival style house with associated structures, built in circa 1922, and is located at 3667 Placentia Lane, in the southeast portion of the project area.

Outside the project boundaries but within a one-mile radius, AIC and EIC records indicate that seven prehistoric sites, 27 historic-period sites, five isolates, and three pending sites were previously identified. All of the prehistoric sites consist of bedrock-milling features and are clustered to the northeast around the La Loma Hills. The historic-period sites recorded within the scope of the records search include canals, wells, single-family residences, and refuse scatters. A systematic field survey of the project area on March 12, 2015, confirmed the presence of the buildings at Site 33-006973, but no other potential historical/archaeological resources were encountered.

In a letter dated March 17, 2015, the Native American Heritage Commission reports that the sacred lands record search identified no Native American cultural resources within the project area, but recommends that local Native American groups be contacted for further information. Therefore, as part of the cultural resources study for this project, I am writing to request your input on potential Native American cultural resources in or near the project area.

Please respond at your earliest convenience if you have any specific knowledge of sacred/religious sites or other sites of Native American traditional cultural value within or near the project area that need to be taken into consideration as part of the cultural resources investigation. Any information or concerns may be forwarded to CRM TECH by telephone, e-mail, facsimile, or standard mail. Requests for documentation or information we cannot provide will be forwarded to our client and/or the lead agency, which is the City of Riverside for CEQA-compliance purposes. We would also like to clarify that CRM TECH, as the cultural resources consultant for the project, is not the appropriate entity to initiate government-to-government consultations. Thank you for the time and effort in addressing this important matter.

Respectfully,

Nina Gallardo
CRM TECH
Email: ngallardo@crmtech.us

Encl.: project area ma



Morongos Band of Mission Indians

Cultural Heritage Program

12700 Pumarra Road, Banning, CA 92220

Phone (951)755-5025

Fax (951)572-6004

Date: March 23, 2015

Re: 308K Placentia Lane Warehouse Project
CRM TECH Contract #2901

Dear Nina Gallardo,

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The tribe greatly appreciates the opportunity to comment on the project. After reviewing our records and consulting with our tribal elders and cultural experts, we would like to respectfully offer the following comments and/or recommendations:

- The project is outside of the Tribe's current reservation boundaries and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). We recommend contacting the appropriate tribes who have cultural affiliation to the project area. We have no further comments at this time.
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time, we are not aware of any cultural resources on the property; however, that is not to say there is nothing present. At this time, we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment).
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment). Furthermore, we would like to formally request the following:
 1. A thorough records search be conducted by contacting one of the CHRIS (California Historical Resources Information System) Archaeological Information Centers and have a copy of the search results be provided to the tribe.
 2. A comprehensive cultural survey be conducted of the proposed project property and any APE's (Areas of Potential Effect) within the property. We would also like to request that a tribal monitor be present during the cultural survey and that a copy of the results be provided to the tribe as soon as it can be made available.

3. Morongo would like to request that our tribal monitors be present during any test excavations or subsequent ground disturbing activities during the construction phase of the project.

— The project is located with the current boundaries of the Morongo Band of Mission Indians Reservation. Please contact the Morongo Band of Mission Indians planning department for further details.

Once again, the Morongo Band of Mission Indians appreciates the opportunity to comment on this project. Please be aware that receipt of this letter does not constitute “meaningful” tribal consultation nor does it conclude the consultation process. This letter is merely intended to initiate consultation between the tribe and lead agency, which may be followed up with additional emails, phone calls or face-to-face consultation if deemed necessary. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025



Standard Development Conditions

The Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

1. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
2. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
 - a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians.
 - b. If requested by the Tribe¹, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 25, 2015

Nina Gallardo
CRM Tech
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Re: 308K Placentia Lane Warehouse Project- CRM Tech Contract #2901

Dear Mrs. Gallardo:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO **SHASTA C. GAUGHEN** AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

From: Cultural <Cultural@pauma-nsn.gov>
Sent: Tuesday, March 31, 2015 10:42 AM
To: Nina Gallardo
Cc: Dixon, Patti; Jeremy Zagarella
Subject: RE: NA Scoping Letter for the 308K Placentia Lane Warehouse Project, City of Riverside, Riverside County (CRM TECH #2901)

Ms. Gallardo,

The Pauma Band of Luiseno Indians has received the hard copy of the 308K Placentia Lane Warehouse Project. We are unaware of any site specific cultural sites or resources on the proposed project property. With the information you provided, we would urge the developer to have an archaeologist and Native monitor onsite for all ground disturbing activities. If there are any questions, please contact us.

Thank you,

Chris Devers
Cultural Clerk
Pauma Band of Luiseno Indians

APPENDIX 3

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
SITE RECORD FORMS, 33-006973**

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Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 7 - CEQA Documents

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2501-51
HABS _____ HAER _____ NR 6 SHL _____ Loc _____
UTM: A 467360/3763930 B _____
C _____ D _____

IDENTIFICATION

1. Common name: None 33-6973
2. Historic name: None
3. Street or rural address: 3667 Placentia Lane
City Highgrove Zip 92501 County Riverside
4. Parcel number: 246-070-002-5
5. Present Owner: Robert J. Hanchett Address: P.O. Box 5577
City Riverside Zip 92517 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mediterranean/Spanish Rv.
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Sitting in the middle of farm land is this flat-roofed Mediterranean/Spanish Revival style house in fair condition. Two rooms in the front of the house project forward, each covered with a gable roof. The roofing is of red tiles. Arched windows enhance the appearance of this home.



3. Construction date:
Estimated 1922 Factual _____
9. Architect _____
10. Builder _____
1. Approx. property size (in feet)
Frontage 526' Depth 521'
or approx. acreage 6.00 acres
2. Date(s) of enclosed photograph(s)
January 18, 1982
3-67-09-09

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Major 33-6973
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
 Residential ___ Industrial ___ Commercial ___ Other: Agricultural
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Shed

SIGNIFICANCE

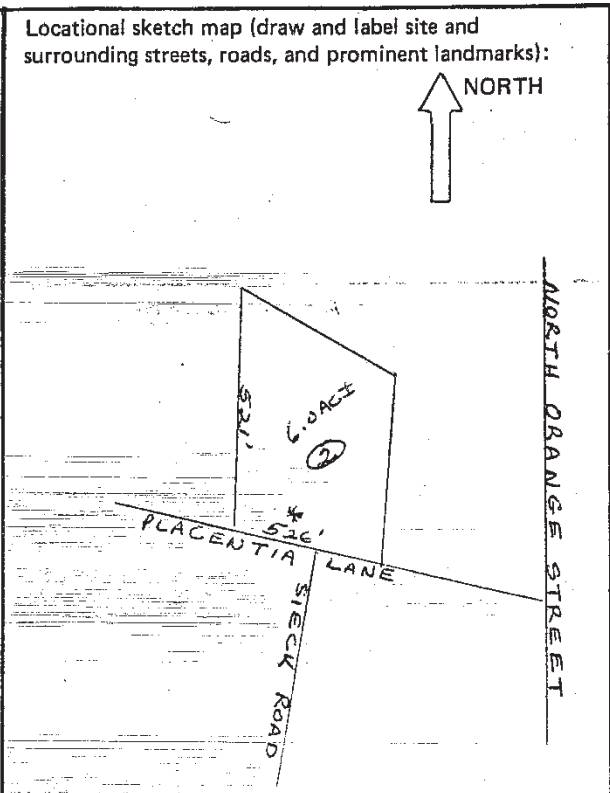
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home is typical of smaller houses in the Mediterranean/Spanish Revival style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared: June 18, 1982
 By (name) Thelma Newman
 Organization Riv. Co. Historical Comm.
 Address: 4600 Crestmore Rd.
 City Rubidoux Zip 92519
 Phone: (714) 787-2551



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

Primary # 33-006973 (Update)
 HRI # _____
 Trinomial _____

Page 1 of 4

Resource name or # (Assigned by recorder) _____

Recorded by: Terri Jacquemain

*Date: March 30, 2015

Continuation Update

During a field inspection on March 30, 2015, the residence recorded in 1982 at Site 33-006973 was found to be suffering the effects of neglect, including boarded windows, crumbling stucco and concrete, missing roof tiles, and evidence of efflorescence stemming from rainwater runoff. It is no longer occupied. Noted behind the residence were a garage of the same design and constructed of similar materials, along with a secondary residence. The secondary residence is a wood-framed, single-story building of vernacular character, featuring stucco walls, steel-framed windows, and a medium-pitched front-gable roof sheathed with composition sheet. This building appears to remain occupied. Three ancillary buildings are located to the west of the two residences and the garage, including a large metal barn, a small wooden shed, and a partially collapsed animal hutch. All of the buildings are in a dilapidated condition. All six buildings in this group are situated on APN 246-070-002. Since they all appear to be at least 45 years old and share a common property history, Site 33-06973 was expanded to include the five newly recorded buildings.

Archival records of the Riverside County Assessor's Office reveal building first occurred on APN 246-070-002 around 1912, when owner Henry Camp was assessed \$50 for improvements (see Table 1). The 1982 site record estimates that the main residence was built in 1922, but a significant increase in improvement value between 1924 and 1926 suggests a more likely construction date in the mid-1920s, when the parcel was under the ownership of C.G. Martini. In any case, two buildings were known to be present at this location by the mid-1930s, when Martha Milford was listed as the property owner. Neither Martini nor Milford appears to have resided at this location, according to local directories. In fact, of the owners listed in Table 1, only three were found in local directories, namely Densmore, Field, and Martini, and among these only Densmore was listed as a resident at this address.

Table 1. Real Property Tax Assessment History for APN 246-070-002*			
Year	Owner	Value of Land	Value of Improvements
1907	Luz Atencio Trujillo	\$90	\$0
1908	J.C. Merritt	\$90	\$0
1909	Henry J. Camp	\$90	\$0
1910	Henry J. Camp	\$120	\$0
1911	Henry J. Camp	\$120	\$0
1912-1914	Henry J. Camp	\$360	\$50
1915	C.S. Densmore	\$360	\$50
1916	Nettie R. Stratton	\$360	\$50
1917-1920	Myrtle A. Field	\$360	\$80
1920	Roy P. Storie	\$360	\$80
1921-1922	Jose Palmerie(?)	\$360	\$80
1923	Robert J. McArthur	\$360	\$80
1924-1926	C.G. Martini	\$360	\$130-\$660
1927-1928	David Forrest	\$200	\$660
1929	F.J. Tacharner	\$280	\$660
1930	J.P. Ramsey	\$250	\$660
1931	J.L. Dodson & L.I. Meyer	\$250	\$600.
1932-1944	Martha C. Milford	\$200	\$450-\$660
1945	George J. & Irene Morgenstern	\$300	\$720
1946-1949	George J. Morgenstern & Cornelia A. Hill	\$300	\$1190-\$1200-\$2060
1950-1961	Robert J. Hanchett	\$720	\$2060-\$2310

*Source: Riverside County Assessor

DPR 523L (1/95)

*Required information

Recorded by: Terri Jacquemain

*Date: March 30, 2015

Continuation Update

The construction of these buildings postdates the era when the area retained an independent community identity as the Spanish-speaking village of La Placita, or "Spanishtown," and is more closely associated with a time when the area underwent a prolonged period of slow, agrarian growth as a sparsely populated outskirts of Riverside. The buildings at Site 33-006973 belong to property types reflective of this episode in local history and retain sufficient historic integrity to relate to that period, but they do not demonstrate a particularly close or important association with this pattern of events, or with any other established historic themes.

The historical background research has not identified any persons or specific events of recognized historic significance in close association with these buildings, nor has any prominent architect, designer, or builder been identified in their construction history. In terms of architectural or aesthetic merits, these buildings represent designs and building practices that are common among properties of similar types and vintages, and none of them constitutes an important example of any style, type, period, region, or method of construction, nor do they embody any particular architectural ideals or artistic pursuits.

Based on these considerations, and in light of the criteria listed above, the present study concludes that Site 33-006973 does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or for local designation by the City of Riverside.

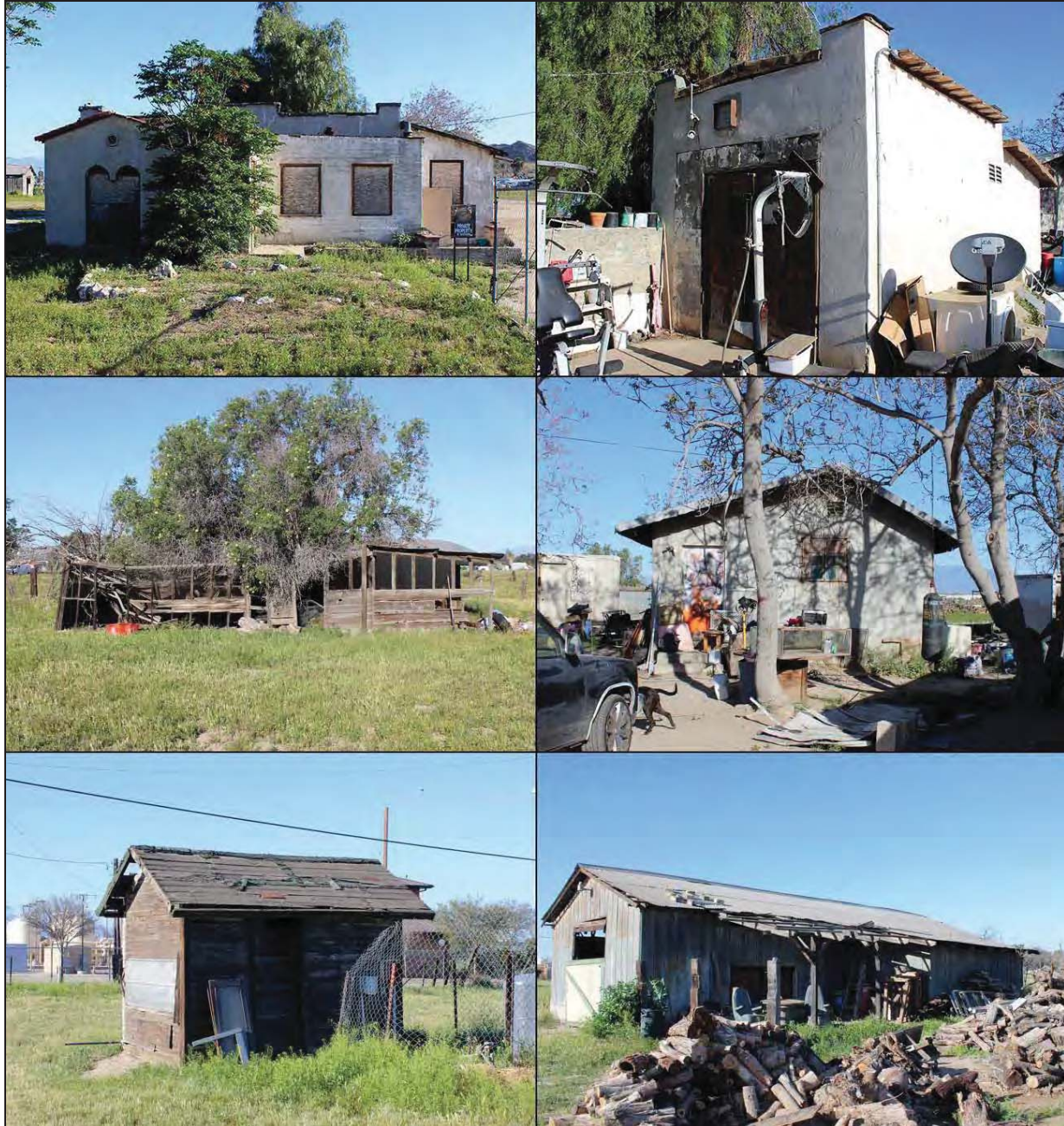
Report Citation:

Bai "Tom" Tang, Terri Jacquemain, and Daniel Ballester
2015 Historical/Archaeological Resources Survey Report: Placentia Lane Warehouse Project, APNs 246-040-027, 246-040-028, 246-070-002, and 246-070-017, City of Riverside, Riverside County, California.

Recorded by: Terri Jacquemain

*Date: March 30, 2015

Continuation Update



Buildings at Site 33-006973. *Clockwise from top left:* main residence, garage, secondary residence, metal barn, wooden shed, and animal hutch. (Photographs taken on March 12 and 30, 2015)

DPR 523L (1/95)

*Required information

Recorded by: Terri Jacquemain

*Date: March 30, 2015

Continuation Update



Site Sketch map

DPR 523L (1/95)

*Required information

Appendix E Geotechnical Engineering Investigation

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Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 7 - CEQA Documents

Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018